



11 Shore Road, South Queensferry

Offers Over £379,995





Council Tax band: TBD

Tenure: Freehold

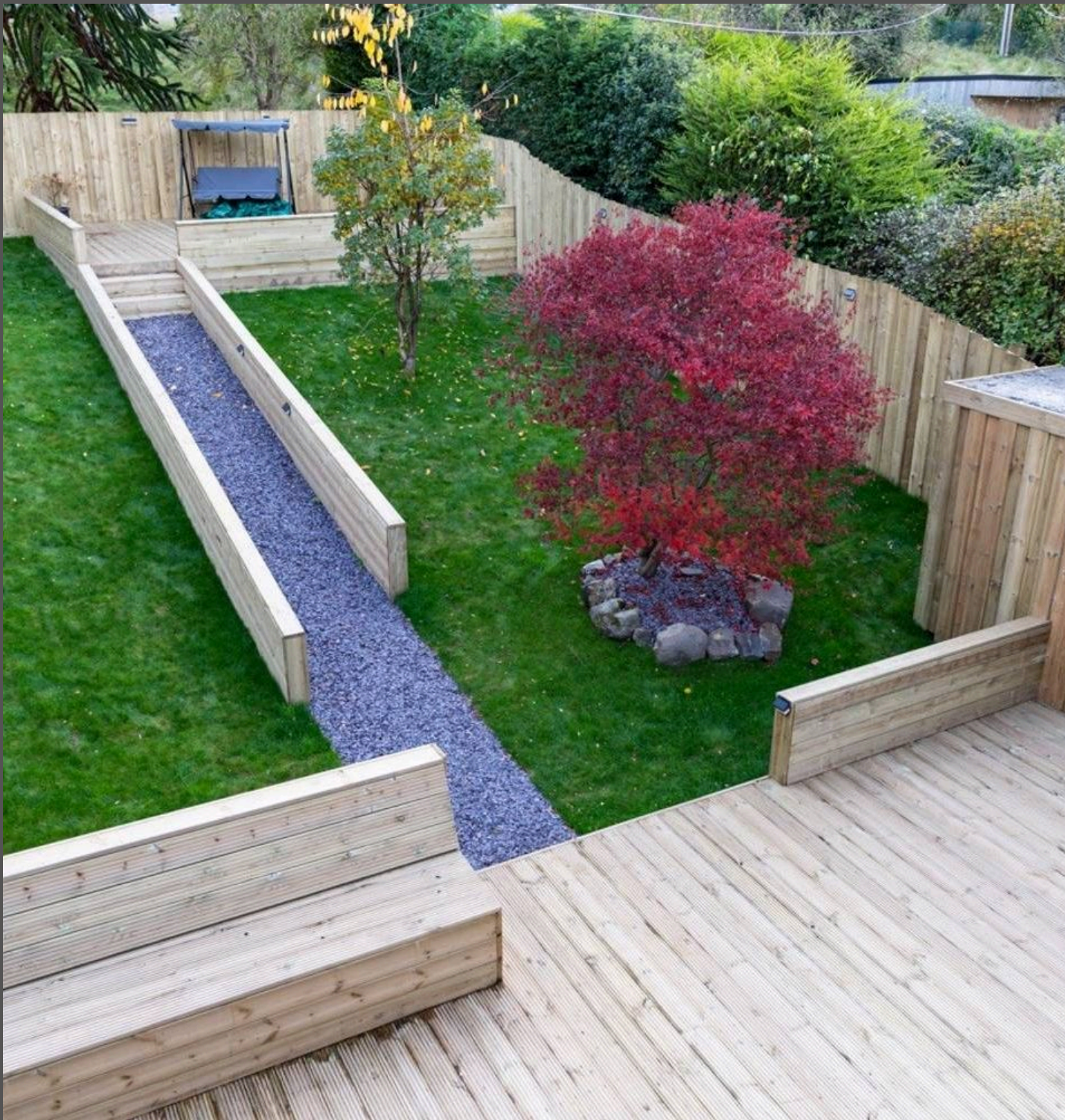
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Nestled in the picturesque town of South Queensferry, this exceptional 3 bedroom Semi Detached Villa promises a luxurious living experience. Offering breathtaking views over the Firth of Forth, the Rail Bridge, and the quaint town of North Queensferry, this property boasts a setting like no other. The interior has been upgraded to an outstanding standard, featuring a sleek fitted kitchen with state-of-the-art appliances, an innovative use of mirrors and lighting to enhance the space, and wall-mounted designer radiators in every room. Two French doors open up to a spacious decked patio area and seating, perfect for outdoor entertaining. Just a stone's throw away from the vibrant array of cafes, restaurants, and shops, this residence truly embodies luxury living at its finest. Viewing is essential to truly appreciate the quality and design of this beautiful home.

Step outside and revel in the easily maintained gardens that surround this property, offering a perfect blend of tranquillity and practicality. The front garden showcases a resin double driveway with grass to side. Moving to the rear, discover a fully enclosed private garden featuring a large decked patio area and seating with ample space for relaxing in the sunshine, complemented by a grassy area and a charming slate path winding through the landscape. A handy wooden covered area provides shelter from the elements. Additionally, a side area laid with slates offers a designated space for bins.



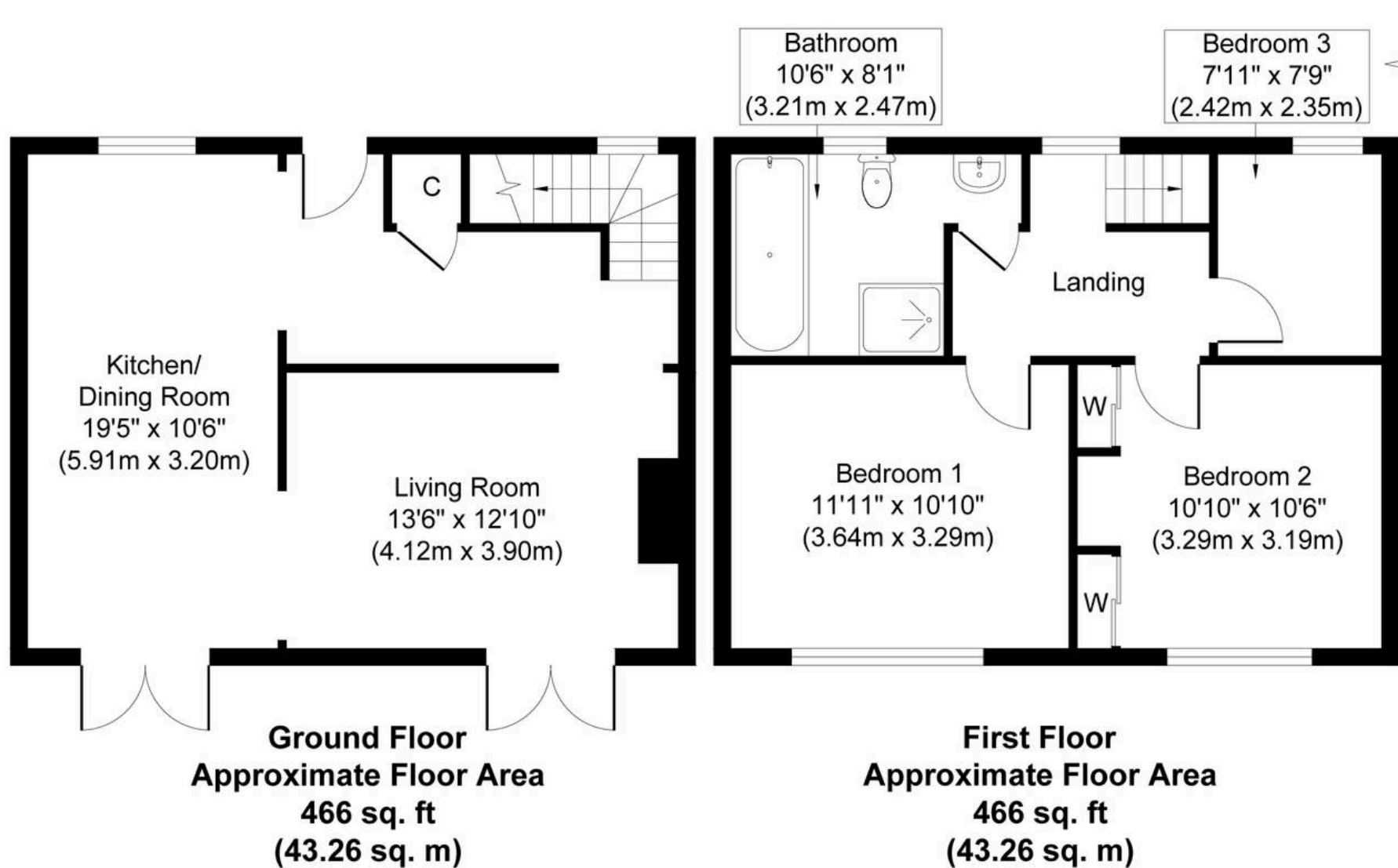


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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