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Ina Kremer 0790 602 3131

39 Rosebery Avenue South Queensferry Edinburgh EH30 9JJ



Ina Kremer of RE/MAX Town and Country Newington is delighted to present to the market this semi-detached villa located in a pleasant residential estate in South Queensferry. Two double bedrooms, lounge, kitchen / breakfast room, shower room, double-glazing, front / rear gardens, driveway.

“Nobody in the world sells more property than RE/MAX”

Smoke Alarms - It is imperative that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

The Properties Misdescription Act 1991. While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

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OFFERS OVER £125,000
www.remax-scotland.com/71211015-23

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ON 0790 602 3131



PROPERTY

This bright accommodation on two floors comprises of: lounge, kitchen/breakfast room, two double bedrooms and shower room/WC. Externally, there are gardens to front and rear and a long driveway to the side of the property provides private off street parking for up to three cars. Double glazed windows have been fitted throughout. Early viewing is recommended. Street level altitude = 45 m / 148 ft.

Reception Hall

Entered via timber door with glazed fan light and spy hole. Ceiling light. Carpeted, stairs to the upper accommodation (bedroom one, bedroom two, shower room; hatch to loft). Door to lounge.

Living Room 12'1" x 13'10" / 3.7m x 4.23m

Bright, front facing room with double glazed windows and vertical blinds and curtains. Ceiling light. Telephone point, TV outlet. Three power points. Feature fire place with coal effect electric fire. Shelved recess. Fitted carpet. Door to kitchen.

Kitchen 9'10" x 8'3" / 3.01m x 2.52m

Ceiling strip lighting, pulley. Partially tiled splash back. Selection of wall and floor units. Two double power points. Electric cooker, washing machine. Would now benefit modernisation. Double glazed window to rear garden and Venetian blinds. Shelved cupboard (used as larder) with double glazed window to rear. Door to rear hall. Two additional cupboards providing extra storage. Under stairs space housing the fuse box, electricity meter. Hooks for coats. Timber door to the side.

Bedroom One 11'2" x 9'10" / 3.41m x 3.00m

Rear facing double bedroom with double glazed windows (views to Forth Road Bridge). Ceiling light. Two power points. Fitted carpet.

Bedroom Two 16'8" x 11'1" / 5.09m x 3.40m

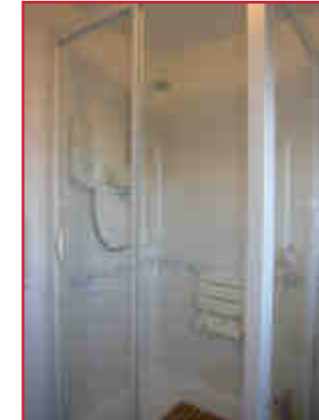
Good size double bedroom, situated to the front. Double glazed window with vertical blinds. Ceiling light. Telephone point. Two power points. Freshly decorated in neutral tones. New fitted carpet. Cupboard housing hot water tank. Two additional cupboards with rails and shelves giving extra storage space.

Shower Room 6'3" x 5'10" / 1.92m x 1.79m

Ceiling light. Double glazed window to the rear with roller blind. Vanity unit. Three piece white suite comprising wash hand basin with pedestal, WC and shower cubicle (tray, enclosure and Mira Sport shower). Partially tiled. Carpeted floor.

Garden

The property benefits from front, side and rear gardens. Front garden is chipped for low maintenance. Path to the side giving access to the rear garden. Driveway to the side providing off street parking for up to three cars. External water tap to the rear.



NOTES

- Viewing is strictly by appointment with the listing estate agent.
- Visit www.remax-scotland.com/71211015-23 for up to date info about this property and to locate it on a satellite map (see the layout of the garden), find out more about the area and download PDF schedules.
- It is important that your solicitor notifies this office of your interest; otherwise this property may be sold without your knowledge.

CONTACT INA KREMER

- If you or someone you know are interested in this property or other properties in this area ...
- If requiring a FREE VALUATION of your property and an estimate of all costs involved in selling and purchasing ...
- If you would like to have your property presented in the same way and benefit from our competitive marketing package ... call Mobile 0790 602 3131 or Free Phone 0800 321 3261 ... visit www.remax-inakremer.co.uk