



3 GOSPATRIC GARDENS

Dalmeny, South Queensferry, EH30 9BS



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A tastefully presented modern home, which offers spacious accommodation with private garden situated in the charming conservation village of Dalmeny, a short distance from Edinburgh city centre.

Summary of Accommodation:

Ground Floor:

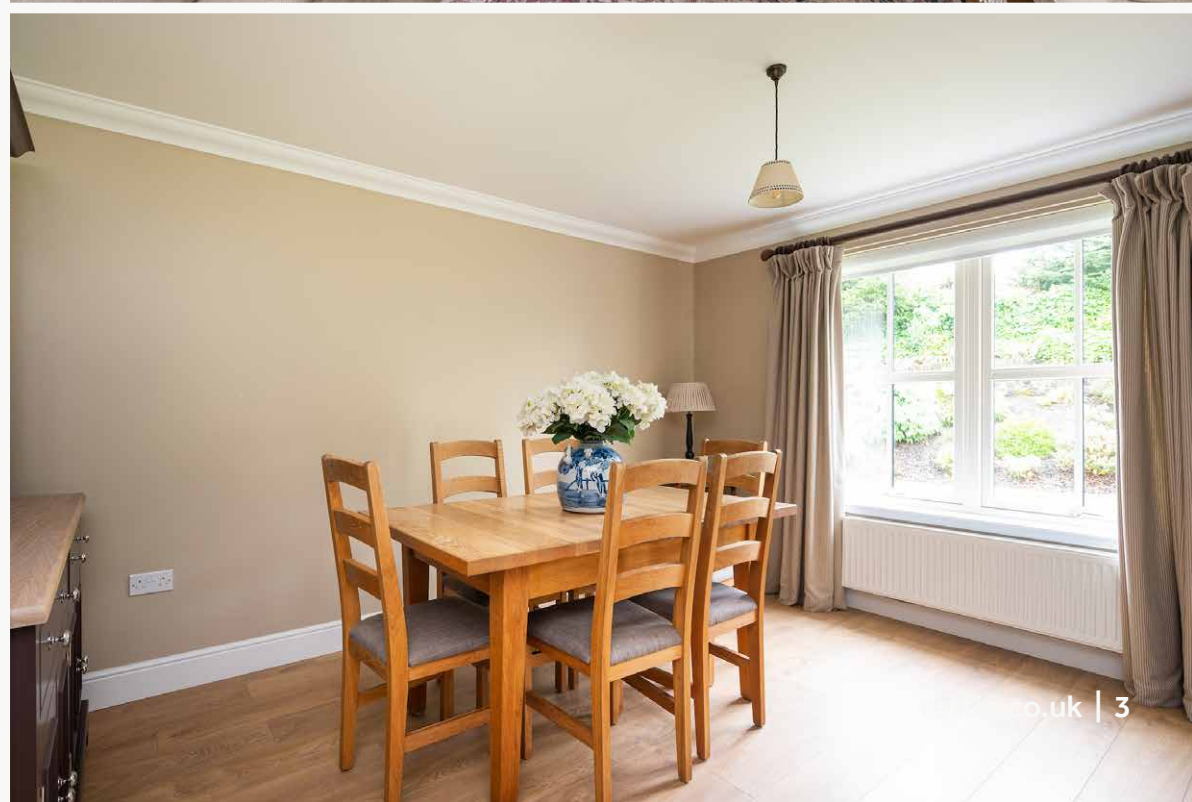
Entrance Hall, Sitting Room open plan to Dining area, Dining Kitchen, Utility Room, WC.

First Floor:

Principal Bedroom Suite, Double Bedroom 1 with en-suite Shower Room, 2 further Double Bedrooms, Family Bathroom

Exterior:

Generous private garden. Driveway with Car Port. Garden shed.



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Situation

3 Gospatric Gardens forms part of a small enclave of similar properties, located in the delightful conservation village of Dalmeny, neighbouring the coastal town of South Queensferry a short distance from Edinburgh. The local town of South Queensferry is a small and historic town which has earned enduring popularity. A gentrified commuter stronghold for the Capital, with an equally thriving local community, the town boasts a comprehensive range of amenities including a collection of stores, professional services, medical facilities, and local Primary and Secondary Schools. The town's charismatic cobblestone High Street is populated by an eclectic mix of independent shops and cafes as well as a collection of vibrant bars and restaurants. Neighbouring the town, Port Edgar Marina is renowned for its sailing facilities and water sports activities and is also home to the popular Scott's restaurant and bar.

South Queensferry is extremely well-connected, with easy access to both the Forth Road Bridge to the North and the city-by-pass. Equally, the A90 is within close proximity, providing trunk road access to central Edinburgh. The city fulfils all the cultural, educational, shopping, and professional expectations of Scotland's Capital. The commuter train station of Dalmeny is within walking distance of 3 Gospatric Gardens and offers regular rail services, North and Southbound, on the East Coast line with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the city is equally convenient, with services to central St Andrews Square station in approximately 35 mins. Edinburgh International Airport is a mere 6 miles from Station View and provides regular access to London, and flights to over 150 other destinations worldwide including long haul routes to the US, Canada, and Asia.

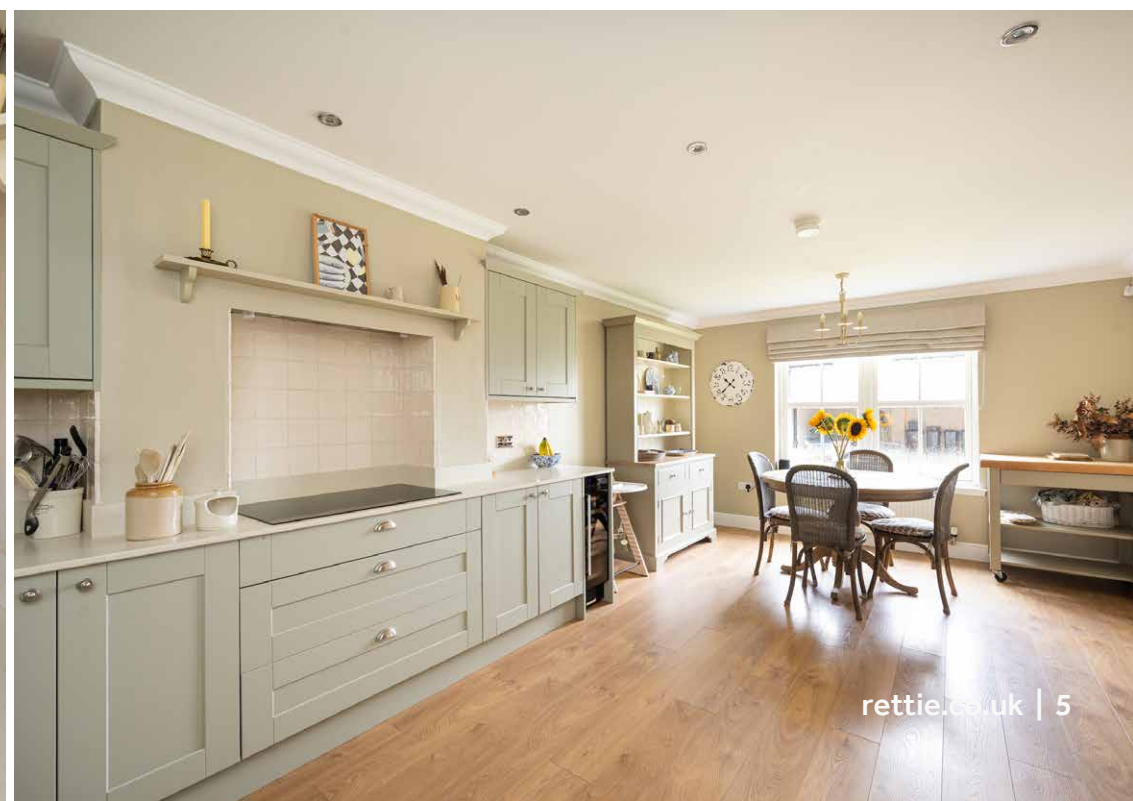
While the house lies in the catchment area for Dalmeny Primary School and Queensferry High School, the well-regarded independent schools of Cargilfield and Clifton Hall are both approximately 5 miles away, and there is a local bus collecting children who attend Erskine Stewart's Melville Schools (ESMS). The strong public transport links to Edinburgh broaden the possibility of children attending further independent schooling options in the city, including Fettes, George Watson's, Edinburgh Academy, St George's, and Merchiston Castle School.

General Description

3 Gospatric Gardens is a bright and spacious link detached family house providing comfortable and well-presented modern living within a quiet cul-de-sac with generous private garden.

The house is approached via a generous Monoblock driveway that sweeps towards the house providing car parking. The main entrance into the house is via a solid timber door with feature glazed panel that opens into Entrance Hall which is a welcoming space.





Accessed off the Hall, is the Sitting Room which is generously proportioned and is the heart of the house. The room is flooded with natural light via patio doors that provide access to the rear garden and dual sash windows which provide an attractive outlook. The electric fire with feature timber mantle provides a heartening focal point. The extensive living space incorporates both a spacious Sitting Room and an informal Dining area, in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands.

From the Hall, a door opens into the Kitchen which has been thoughtfully configured to align with modern lifestyle trends and incorporates a dining area which allows for a sociable and relaxed family living. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Belfast sink with draining area, NEFF oven and grill above, integrated fridge and integrated freezer. There is a NEFF induction hob with extractor fan above. The kitchen benefits from Lamona wine cooler and ceiling spotlights. Natural light emanates from twin sash windows.

Completing the Ground Floor accommodation is the WC with wash hand basin, understairs storage cupboard and the Utility Room.

From the Hall, stairs rise to the spacious first floor landing giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is the Principal Bedroom Suite which is generously proportioned with sash window. There is a large walk-in wardrobe with ample storage space and sash window. The adjoining Bathroom with ceiling spotlights has a walk-in shower cabinet, bath unit with separate handheld shower attachment, WC, wash hand basin with storage cupboard below and a wall mounted towel rail.

Adjacent is Double Bedroom 1 with en-suite Shower Room. The bedroom is well proportioned and benefits from integrated wardrobes. The en-suite Shower Room has a walk-in shower cabinet, WC, wash hand basin and towel hooks.

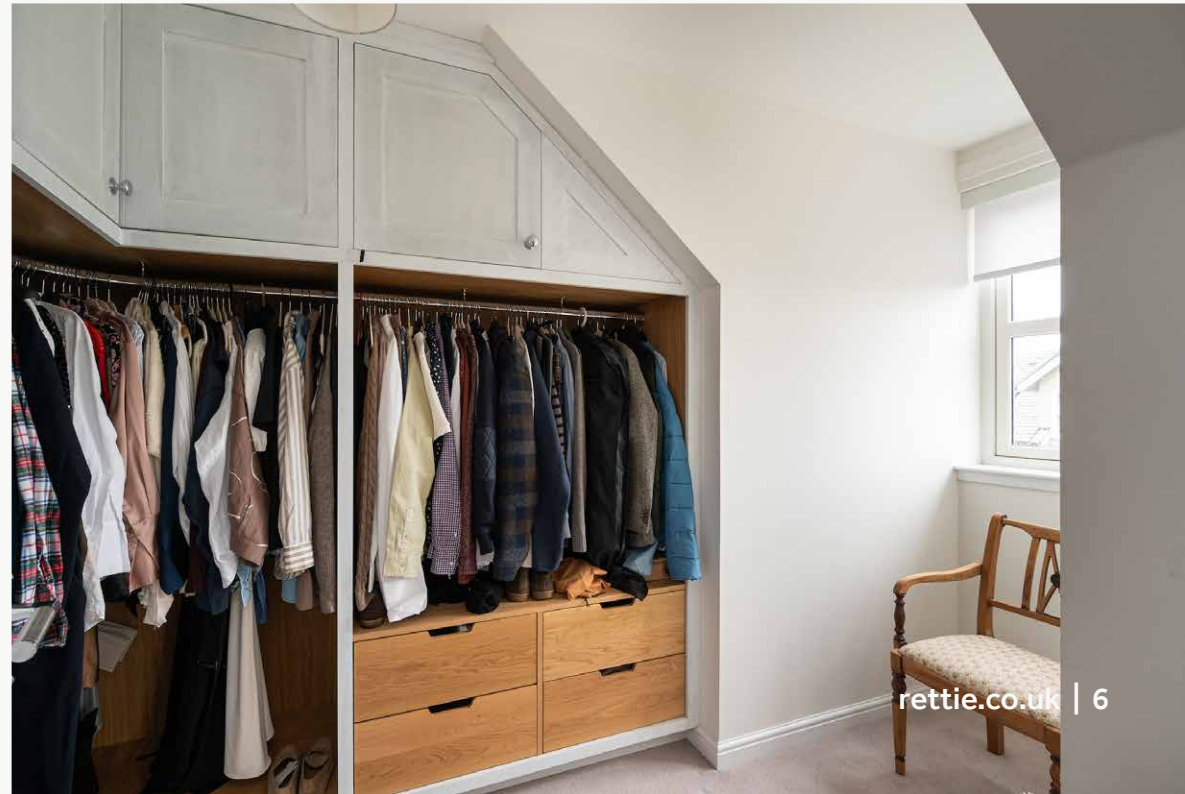
Across the landing are two further Double Bedrooms, both with twin sash windows providing a nice outlook over the rear garden. There are two storage cupboards, one housing the hot water tank and the other cupboard houses the boiler.

Completing the First Floor accommodation is the Family Bathroom with bath unit and shower over, WC, wash hand basin with storage cupboard below and large wall mounted mirror above. Accessed of the landing, a hatch provides access to the loft space.

3 Gospatric Gardens is a spacious family home and clever use has been made of large windows, skylights and patio doors maximising natural light and views overlooking the garden grounds. The accommodation is generous and thoughtfully laid out with family living in mind.

Garden

The garden surrounds the house attractively with areas of lawn to the front and rear. A pathway with pedestrian gate leads to the rear garden which is well stocked with herbaceous borders which provide year-round colour and interest and there is a large patio area which can be accessed via the sitting room which offers ideal entertaining space in the warmer months. There is a timber garden shed that provides useful storage space for garden machinery. Adjacent to the house is a car port.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9BS

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, electricity and drainage. Gas fired boiler.

Local Authority

Edinburgh Council, 10 Waterloo Place, Edinburgh, EH1 3BG. Tel: 0131 200 2000.

Council Tax

Band G

EPC Rating

Band B

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers

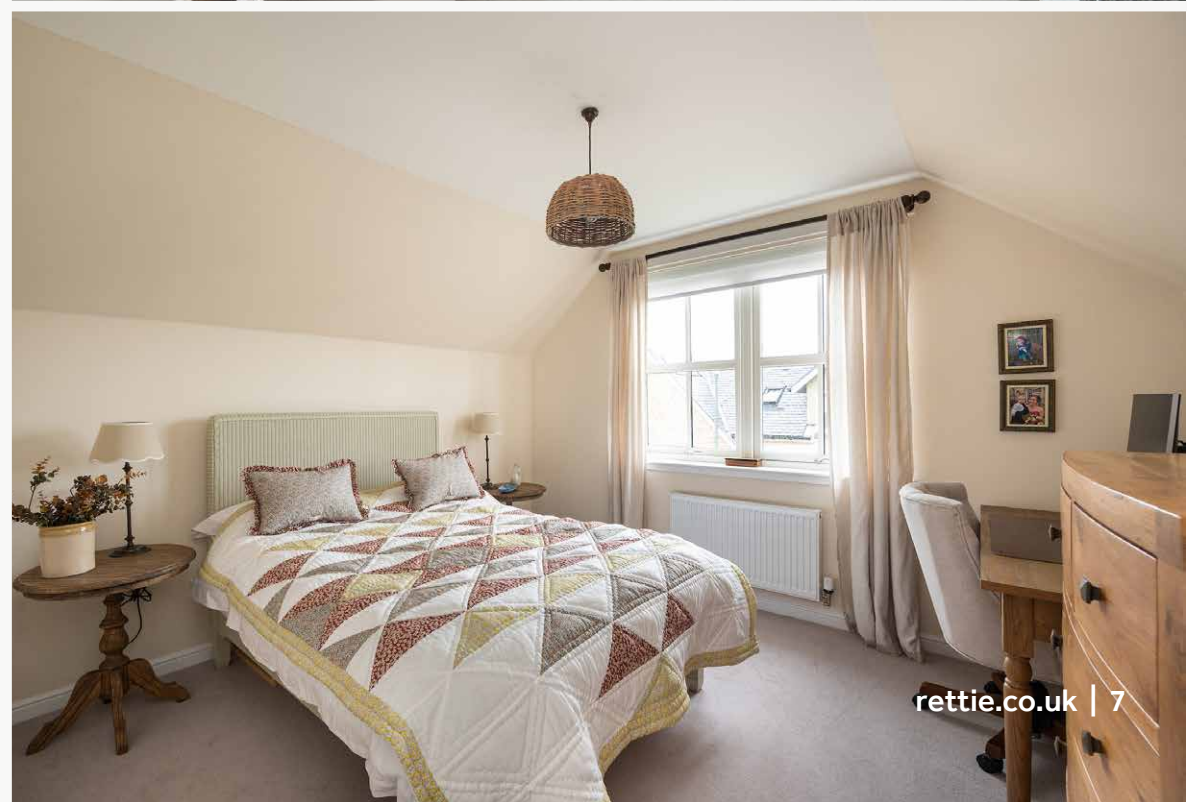
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

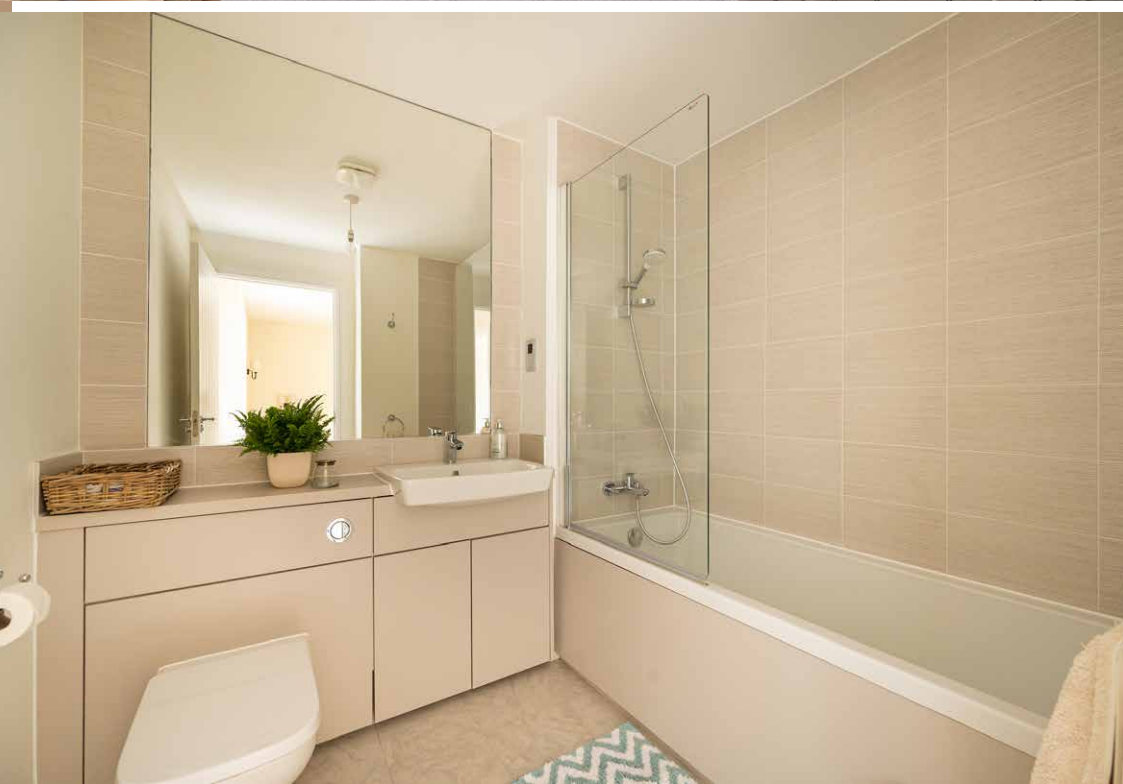
Rettie & Co, their clients and any joint agents give notice that:

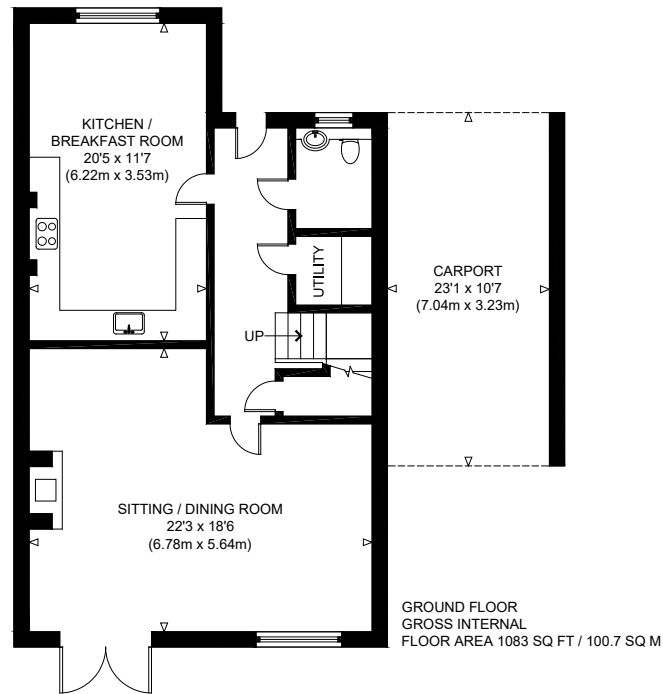
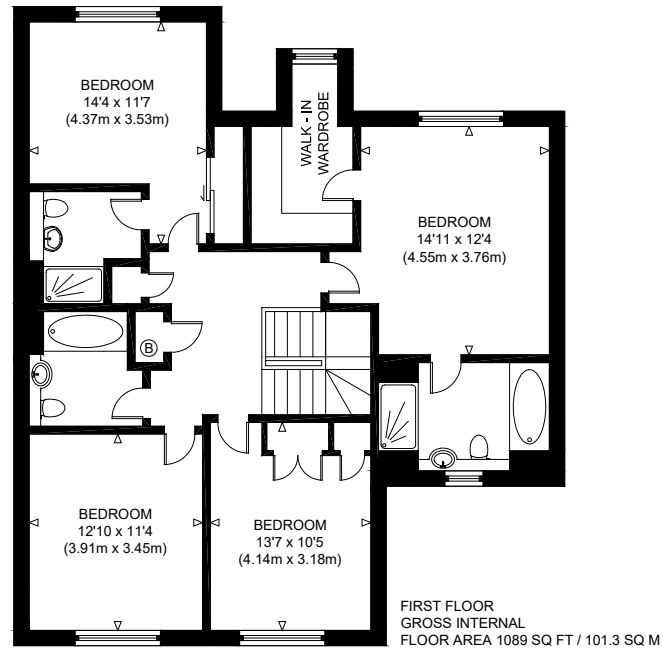
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







GOSPATRIC GARDENS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2172 SQ FT / 202.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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