



7 VILLA ROAD

South Queensferry, EH30 9RF



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A meticulously presented upper villa, occupying a sought-after position within the popular town of South Queensferry, which offers stylish and sophisticated contemporary living accommodation, set apart by wonderful views over the Firth of Forth and its three iconic bridges.

Accommodation

Ground Floor

Private main door access.

Entrance vestibule leading to staircase to first floor.

First Floor

Hall, Sitting Room, open-plan Dining/Living Room and Kitchen (with garden access via external stairs), and Bedroom 3/Home Office.

Second Floor

Landing, Principal Bedroom, Double Bedroom, Dressing Room/Single Bedroom 4, Shower Room, and Bathroom.

Exterior

Private rear garden thoughtfully designed for alfresco living, with sandstone patio, an elevated decked terrace, vibrant borders and raised beds, and a drying courtyard with a cellar/outhouse.

Detached Music Room/Studio.

Attractive front garden featuring neat flower beds, well-stocked for variety and colour. Wall-mounted Ohme EV Charger. Off-street parking.







Situation

Governed by iconic views over the Forth Estuary, South Queensferry is a small and historic coastal 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 bar/restaurants. Populated by a row of period homes, Villa Road is a charming, residential cul-de-sac positioned a short walk to the West of the High Street.

Neighbouring the town, Port Edgar Marina is renowned for its sailing facilities and water sports activities and has a popular bistro/café. The regeneration of the site has been highly acclaimed and brought with it the opening of Scotts restaurant and bar.

South Queensferry is desirably 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 nearby commuter station of Dalmeny is within walking distance of the property 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 and the arterial motorway network of Central Scotland are also within easy reach.



General Description

7 Villa Road is a statement double upper villa, wherein luxury contemporary finishes have been tastefully married with elegant period features, to create a timeless family home in a superlative setting. Set among a row of handsome period villas on an historic cul-de-sac, the property sits within a short stroll of South Queensferry's vibrant high street and is governed by outstanding, scenic views across the Firth of Forth to Fife.

Occupying the first and second floor of Ashfield Villa, the refined period home has been tastefully configured to suit contemporary trends in modern living, benefiting from private main door access and an open-plan kitchen and living space with direct access to its own stylish rear garden.

Refurbished to sublime effect in recent years, the curated interior features timber and engineered oak flooring, quality shutter blinds, designer wallpapers by Clarissa Hulse, Graham & Brown, and Jayne Clayton, and a co-ordinated palette wall paints in muted shades. The dramatic, light-filled hall and galleried staircase have been elevated by a statement balustrading fashioned from oak and glass and the home's charming, heritage atmosphere has been accented with a luxe contemporary edge, by a selection of notable upgrades including a design-led kitchen from Kitchens International and a stylish shower room.

Set beneath a slate roof, the sandstone façade of Ashfield Villa lies beyond a neat front garden, which has been attractively landscaped to enhance the overall kerb-appeal. A paved pathway leads over the garden and up to the main door into Number 7.

Beyond the threshold, the traditional entrance vestibule is finished with Victorian-style floor tiling and has a glass-panelled inner door opening onto a smartly presented staircase, complete with a herringbone stair runner and traditional metal stair rods.





On the first floor, the impressive hall is governed by a beautiful staircase and is flooded with natural light from a large Velux ceiling window positioned above the stairwell. It is decorated with quality timber flooring and a traditional radiator cover, while cornicing and a plain ceiling rose lend the space period elegance.

The sitting room has the generous proportions associated with period homes of its stature and is further distinguished by an intricate ceiling rose, cornicing, picture railing, and a traditional shelved recess. The space is set apart by a delightful bay window, which frames an arresting outlook over the Firth of Forth, capturing views to Inchcolm Island and all three of the estuary's famous bridges, set against the scenic backdrop of the Fife coastline and the distant hills.

A remarkable woodburning stove, with a granite hearth and natural timber mantle, fosters an inviting heritage atmosphere.

Ideal for sociable and relaxed family living, as well as entertaining larger parties when occasion demands, the kitchen and adjoining dining/living room afford ample space for a full formal dining suite, as well as additional lounge furniture, and have a glazed door providing access to the rear garden, via a set of external timber steps. The immaculately presented and versatile room has a timeless elegance, with period features such as a fireplace with a cast iron fire basket and a traditional press cupboard, accented by fine contemporary finishes including Graham and Brown wallpaper, a designer pendant light fixture, and engineered Oak flooring with a stylish herringbone pattern.

The kitchen itself is a brilliant, innovative installation by Kitchens International, which effortlessly combines aesthetic appeal and practical performance and features a generous array of minimalist Leicht wall and floor units, accented by luxury Silestone worksurfaces and considered feature lighting. A stretch of discrete units is built into one wall, concealed behind textured, timber cabinet doors, which provides a wealth of ergonomic culinary storage and houses a range of high-end appliances, including a Siemens oven and microwave and a fridge/freezer. The range of integral appliances also includes a Siemens dishwasher, a Neff washing machine, and a Siemens induction hob set beneath an extractor fan and there is a Blanco one and a half basin sink with a Quooker boiler water tap.

Off the hall, there is also a well-proportioned home office or third bedroom, decorated with designer wallpaper, quality timber flooring, and classic shutter blinds. The versatile space has previously been utilised as a double guest bedroom and has a tall window with an enviable, elevated outlook over the Firth of Forth.

The accommodation on the first floor is completed by a deep, walk-in under stairs storage cupboard.

On the second floor, the galleried landing leads to three further bedrooms, a shower room, and a bathroom. The impression of space is enhanced by the large Velux ceiling window and the gorgeous oak and glass balustrade.

The principal bedroom has great charisma and charm, with a large dormer window offering picturesque views over the Firth of Forth to Fife's coastline, feature Jayne Clayton wallpaper, and timber flooring.

The second double bedroom is similarly well proportioned and has a large, South-facing double-glazed window with a lovely, private outlook into the rear garden. It is also decorated with timber flooring.

The final bedroom on the second floor has been converted into an ergonomic dressing room, with a generous run of bespoke, built-in wardrobes spanning one of the walls. It benefits from natural light via a Velux ceiling window.

The hotel style shower room has been transformed by a recent, comprehensive refurbishment. It has a collection of luxurious fixtures and finishes including marble effect wall and floor tiling, a rainfall shower set in a large corner enclosure, a vertical heated towel rail, and a contemporary wash hand bowl set on a vanity stand, which is positioned beneath a round mirror with integral LED lighting.

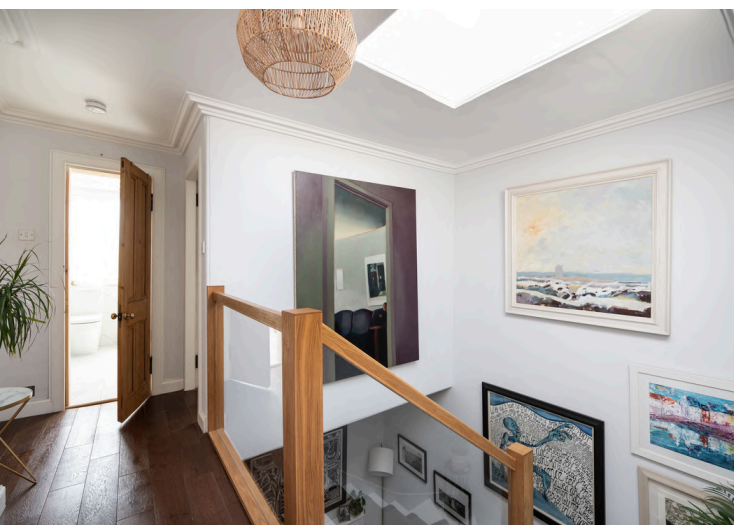
The bathroom is set within the eaves, beneath charming exposed beams, and has an indulgent Carronite corner bath with spa jets, as well as an additional WC and a wash hand basin.

Exterior

7 Villa Road has ownership of gardens to both the front and rear of Ashfield Villa.

The private garden to the rear is something of a sheltered haven, which can be accessed through a wide shared vennel to the East of the house or directly from the kitchen/living room, via a set of open-tread timber steps with double balustrade. Set over a series of terraces, the garden has been landscaped to create a variety of areas to indulge in alfresco living throughout the day.





At the mid-level, there is a splendid sandstone patio terrace bounded by a combination of neat timber fencing, balustrading, and natural timber beams, while the top of the garden boasts a landscaped gravel area trimmed with borders planted with a wonderful display of flowering plants and shrubs. The latter enjoys a delightful, elevated outlook over the garden and through the vennel, offering views to the Firth of Forth.

At the top of the garden, the detached Garden Room/Studio is a particular asset of the property. It provides approximately 150 sq. ft. of additional, versatile living accommodation. The light-filled space has a large ceiling window and double-glazed, dual aspect windows, as well as a set of French doors providing access to a raised, timber-decked terrace. It is serviced with electricity and broadband.

At the ground floor level, there is a clothes drying area and an outhouse, which provides storage for gardening equipment. The lower villa has a right of access over this area.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 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 9RF.

Burdens

Council Tax Band – E

Fixtures and Fittings

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

Entry and Vacant Possession

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

Services

Mains water, gas, and electricity. Shared private drainage system.

EPC Rating

D

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.

Offers

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





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.

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.

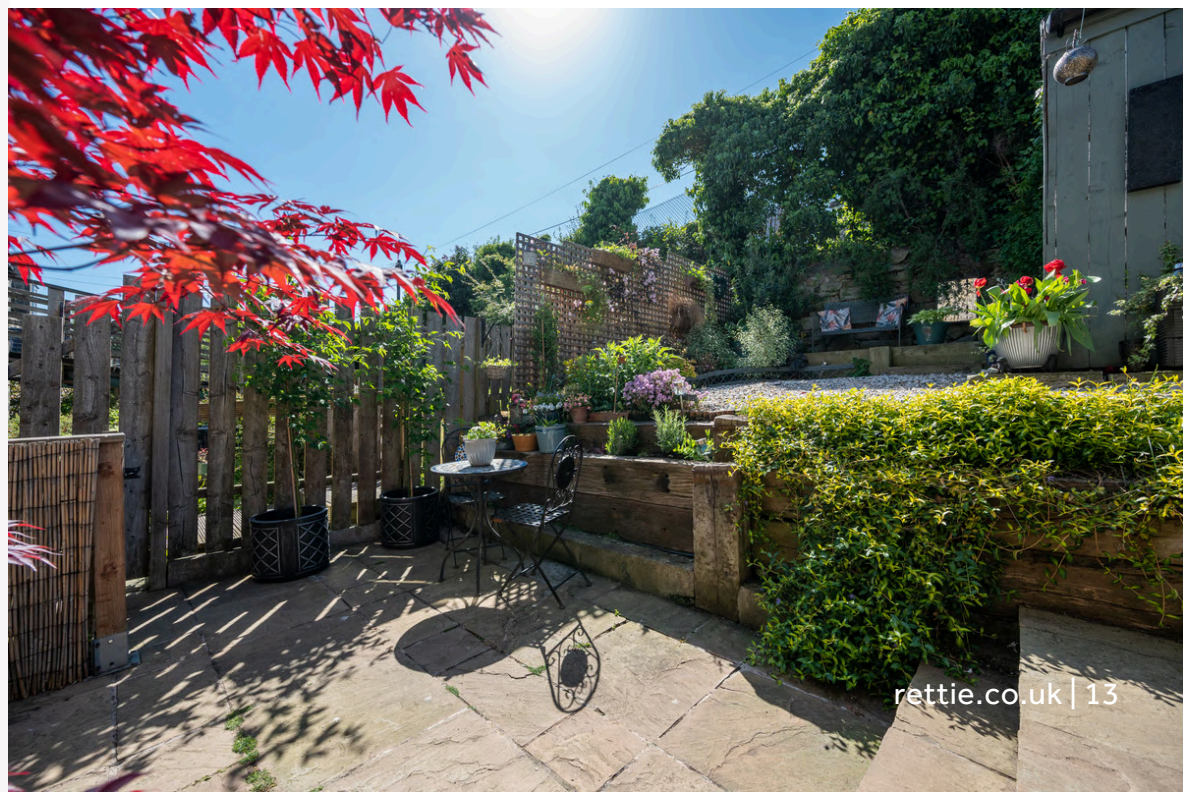
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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 misstatement 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.

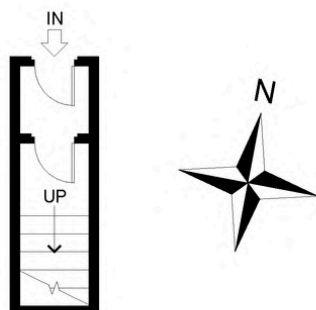
Important Notice

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

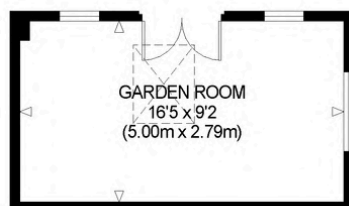
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement 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.
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.



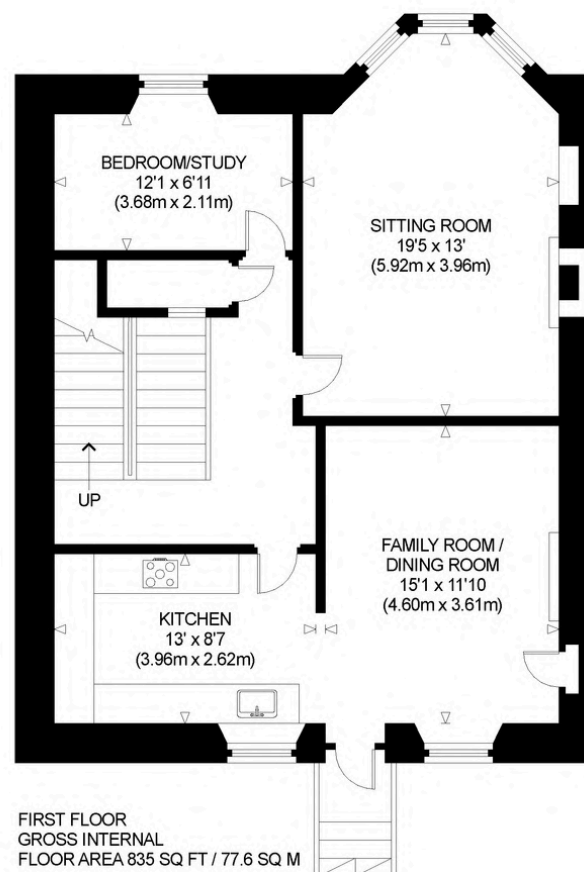




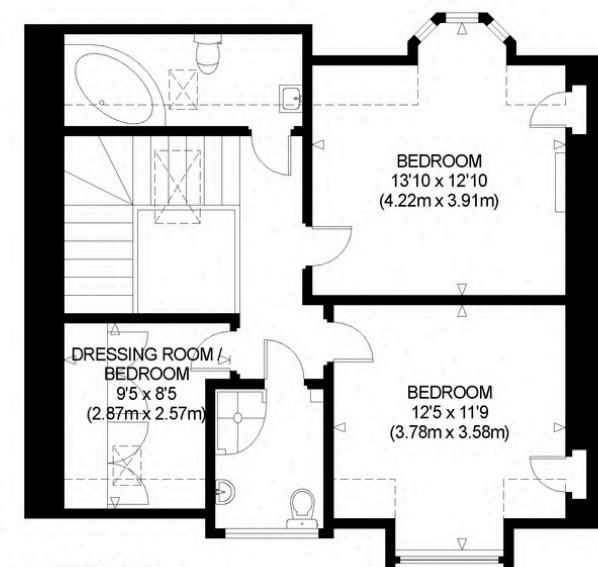
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ FT / 4.0 SQ M



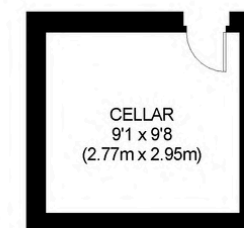
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 150 SQ FT / 13.9 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 835 SQ FT / 77.6 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT / 58.1 SQ M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 90 SQ FT / 8.35 SQ M

VILLA ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1503 SQ FT / 139.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL GARDEN ROOM AREA 150 SQ FT / 13.9 SQ M
EXTERNAL CELLAR AREA 90 SQ FT / 8.35 SQ M
TOTAL COMBINED FLOOR AREA 1743 SQ FT / 161.9 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.

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