

2 Baker Mews

SOUTH QUEENSFERRY, EDINBURGH, EH30 9BT



A spacious and contemporary three-bedroom home in sought-after South Queensferry, offering superb transport links, modern interiors, and exceptional energy efficiency



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McEwan Fraser is delighted to present this spacious three-bedroom mid-terraced home, forming part of Taylor Wimpey's sought-after Hawthorn Gardens development. Completed in 2022, the property enjoys particularly easy access to the motorway network, making it an ideal choice for individuals or professional couples who value excellent transport links.

Beautifully presented throughout, the home offers 81m² of well-balanced living space over two floors. This is larger than many modern three-bedroom layouts, and the property also benefits from the remainder of its original NHBC structural warranty.

THE LIVING ROOM



The ground floor includes a welcoming entrance hallway, a spacious living room, a contemporary kitchen, and a ground-floor WC. The accommodation is focused towards the spacious rear-facing living room that spans the full width of the property. Finished in neutral tones, this bright and inviting space features French doors to the garden and offers superb flexibility for a variety of furniture configurations, allowing new owners to craft their ideal living and entertaining area.

THE KITCHEN



The contemporary kitchen makes excellent use of its footprint and is fitted with an impressive range of base and wall-mounted units, providing ample preparation and storage space. A suite of quality integrated appliances includes a gas hob, electric oven and grill, fridge freezer, dishwasher, and washing machine.





Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom sits to the front and occupies the full width of the house, offering generous room for a larger bed and freestanding furniture, with potential to incorporate additional storage if desired. Bedrooms two and three overlook the rear garden. Bedroom two is a comfortable double, while bedroom three, although more compact, can still accommodate a double bed and supporting furniture. The partially tiled family bathroom completes this level and features a white three-piece suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



The principal bedroom sits to the front and occupies the full width of the house, offering generous room for a larger bed and freestanding furniture



BEDROOM 2



BEDROOM 3



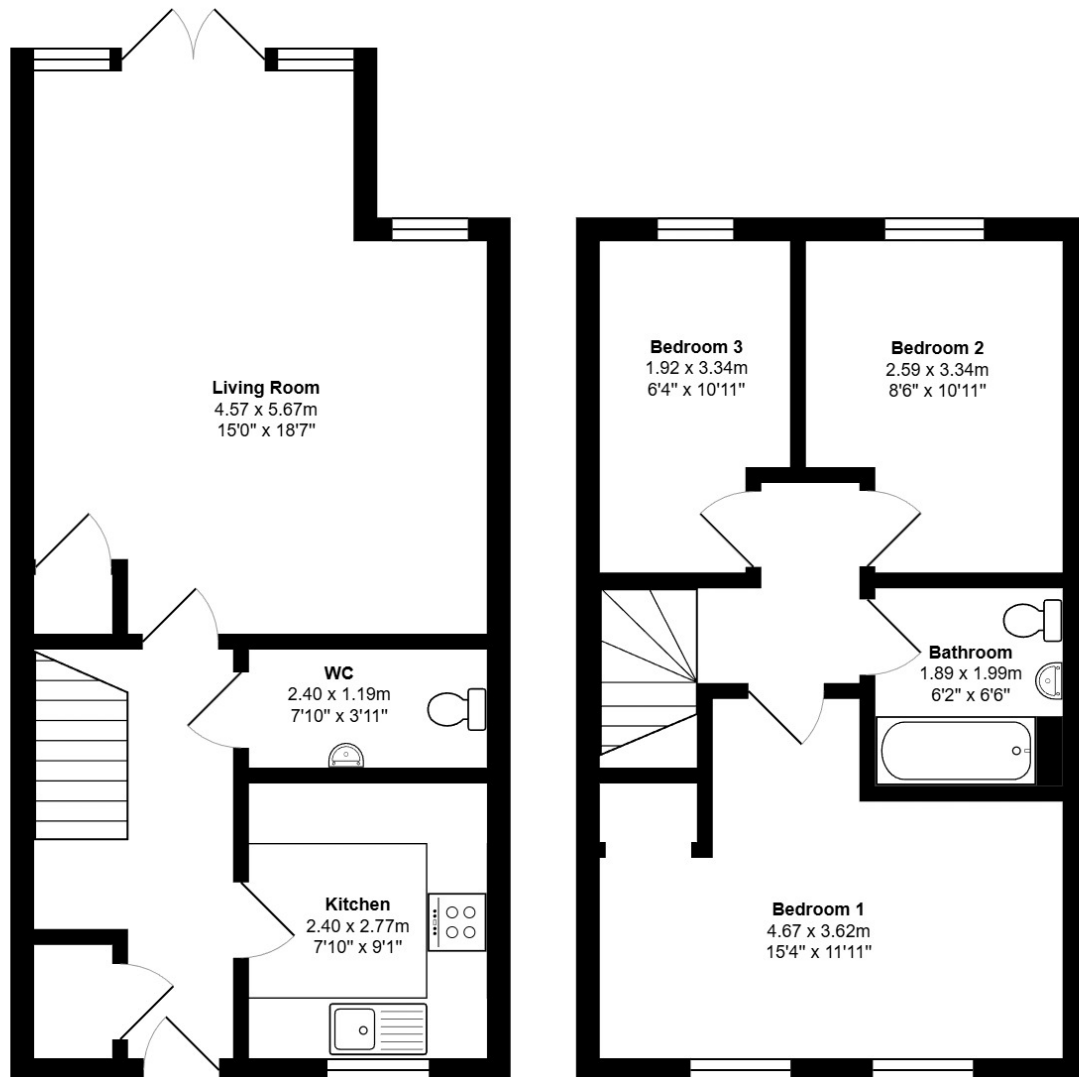
Externally, the property has a neat front garden in keeping with neighbouring homes, while the enclosed rear garden includes a generous patio that is ideal for entertaining and an established lawn.

Additional benefits include gas central heating, double glazing, and solar panels, helping to create an efficient and cost-effective home.

EXTERNALS

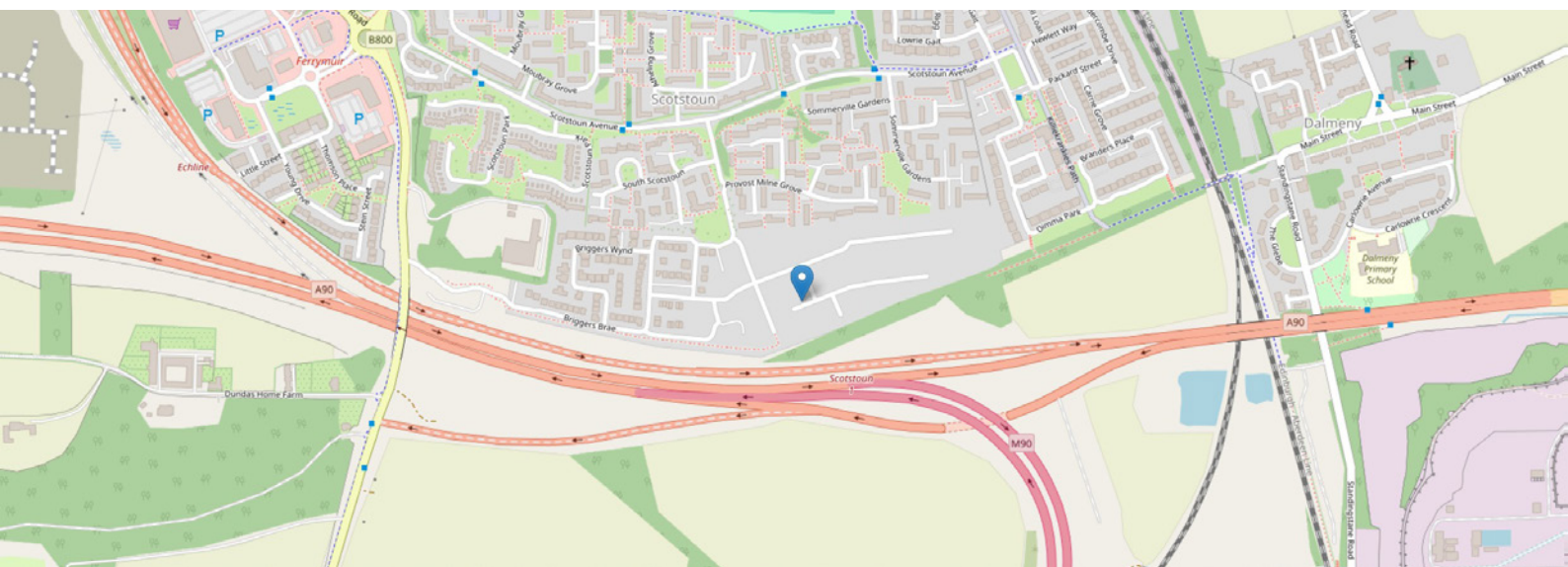


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: B



THE LOCATION

Nestled on the picturesque banks of the Firth of Forth, South Queensferry offers the perfect blend of charming coastal living and outstanding connectivity. This sought-after town, just a short drive from Edinburgh city centre, is ideally situated for both commuters and families looking for a vibrant yet peaceful community. The area boasts excellent transport connections, making it ideal for those who travel for work or leisure. The nearby Dalmeny railway station provides regular and efficient services to Edinburgh Waverley, with journey times of around 20 minutes. The A90 and M90 road links offer swift access to the capital, the central belt, and Fife, while Edinburgh Airport is just a 15-minute drive away. Additionally, frequent bus services ensure seamless local travel, and the iconic Queensferry Crossing facilitates effortless connections across the Forth.





The town is well-served with a wide range of amenities, including independent shops, cosy cafes, traditional pubs, and quality restaurants offering both local and international cuisine. A Tesco superstore and other major retailers are conveniently located nearby, while the historic High Street provides a delightful setting for weekend strolls and boutique shopping. For leisure and recreation, residents enjoy access to picturesque waterfront walks, cycling routes, golf courses, and boat tours on the Firth of Forth.

South Queensferry is an excellent choice for families, thanks to its strong educational provision. The area is home to highly regarded primary schools such as Queensferry Primary and Echline Primary. For secondary education, the well-respected Queensferry High School offers a broad curriculum and strong academic results, with modern facilities supporting a wide range of extracurricular activities.

With its stunning surroundings, excellent transport links, diverse amenities, and high-quality schools, South Queensferry offers an exceptional lifestyle opportunity for buyers seeking peaceful living with city convenience.



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