

17/1 Carswell Walk

SOUTH QUEENSFERRY, EDINBURGH, EH30 9DJ



*Spacious one-bedroom apartment
in a popular new development*



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

Welcome to this charming one-bedroom apartment, nestled in an exclusive development in South Queensferry. Access is through a secure communal entry system, leading you into a welcoming hallway that opens up into the apartment.

THE LOUNGE

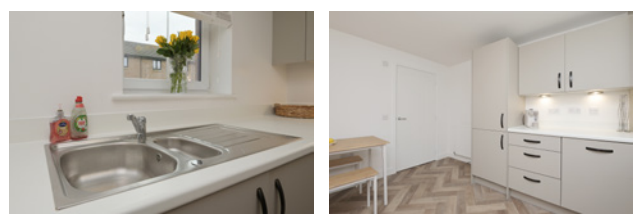


The spacious lounge is bathed in natural light and features French doors that lead out to a private patio area overlooking the front gardens.

THE KITCHEN/DINER



The large kitchen and dining space is perfect for cooking and entertaining, offering a multitude of floor and wall units along with integral appliances.





The bedroom is generously sized, with ample room for freestanding furniture and wardrobes. The accommodation is completed by a family three-piece bathroom with a shower over the bath.

THE BATHROOM



THE BEDROOM

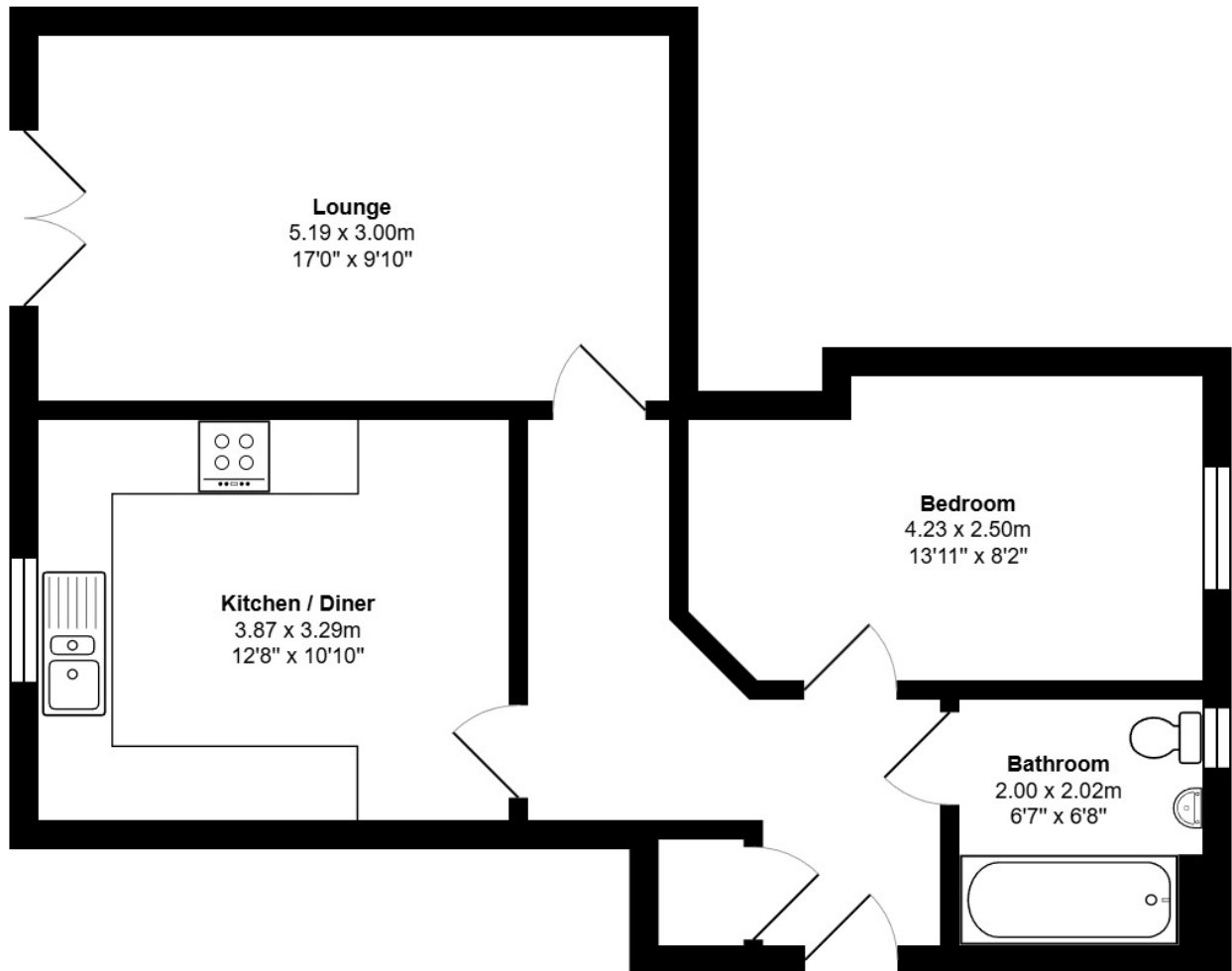


Additional perks include ample parking available around the property, making it a perfect blend of comfort and convenience.

EXTERNALS

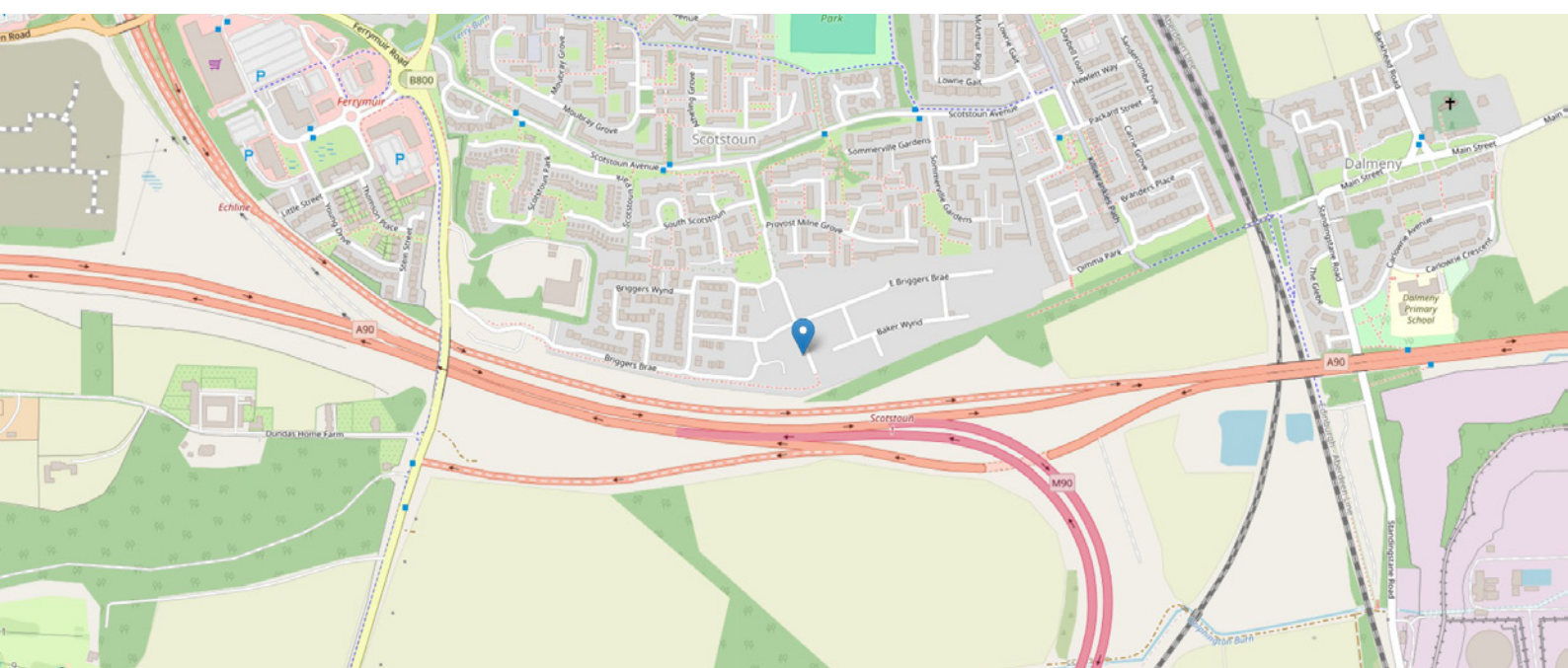


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | 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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