

FLAT 11, 8 DAULINE ROAD
SOUTH QUEENSFERRY, EDINBURGH, EH30 9BP

CURRAN & CO
PROPERTY



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FIXED PRICE £200,000



"A beautifully presented, move-in ready two-bedroom apartment in exclusive South Queensferry, offering spacious living and excellent links to Edinburgh."

- Second Floor Flat within Exclusive Development
- Move-in Condition Throughout
- Generous Dual Aspect Living / Dining Room
- Modern Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms, Principal with En-suite
- Contemporary Family-sized Bathroom
- Efficient Gas Central Heating & Double Glazing
- Private Residents Parking & Secure Bike Store



Description

Flat 11, 8 Dauline Road is an immaculately presented and exceptionally spacious second-floor apartment within an exclusive residential development. Recently redecorated throughout, it is offered in true move-in condition.

Located in the highly sought-after coastal town of South Queensferry, on the banks of the Firth of Forth, the property enjoys close proximity to excellent local amenities, all within walking distance, as well as convenient and regular transport links into Edinburgh city centre.

Accessed via a secure entry system and a well-maintained communal stair, the accommodation comprises a welcoming

entrance hall with a storage cupboard, a generous dual-aspect living room with space for dining and pleasant open views, and a modern fitted kitchen complete with integrated oven, stainless steel gas hob, extractor hood, fridge/freezer, dishwasher and washing machine. The principal double bedroom features mirrored fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom offers ample space for storage. A stylish family bathroom with shower over the bath completes the layout. Additional benefits include gas central heating and double glazing throughout.

Externally, residents enjoy attractive communal gardens, a secure bike store, and ample unallocated residents' parking.

Extras

Extras included in the sale are all curtains and blinds, and integrated kitchen appliances.

Note

Some images used in marketing this property have been virtually staged. It should be noted that some rooms are empty.

EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band D.







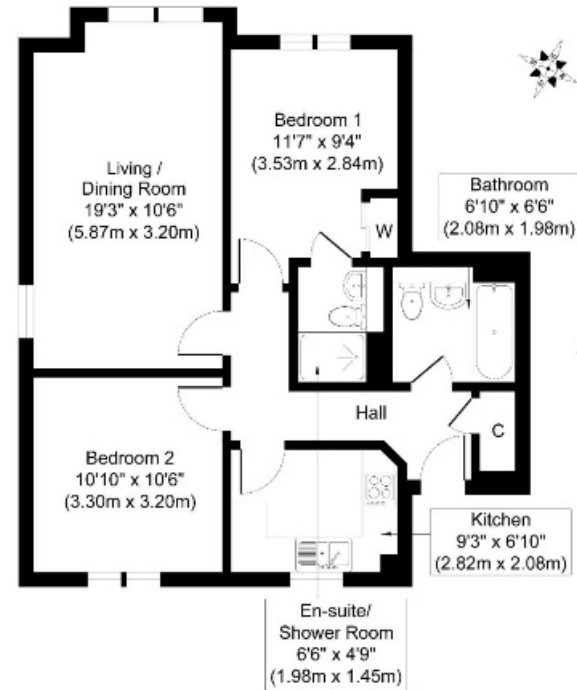
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Second Floor
Approximate Floor Area
686 sq. ft
(63.77 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.