



Solicitors & Estate Agents









Fixed Price

**£195,000**

## 2/8 Little Street

South Queensferry | EH30 9BL

Immaculately presented and stylish second floor apartment forming part of a modern development in the popular area of South Queensferry. With excellent local amenities and transport links, the well proportioned accommodation is surrounded by well maintained communal gardens and has residents parking. In true move in condition, this property is sure to have a wide appeal and viewing is recommended.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Resident's parking
-  EPC rating – B
-  Council tax band - D



## Description

Located on the second floor, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and storage cupboard, a bright and airy living/dining room with space for a table beside the window, open plan to a modern kitchen with wall and base units, coordinated worktops and integrated appliances, principal bedroom with en-suite shower room, bedroom two and family bathroom with shower over bath.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the integrated washing machine, fridge/freezer, dishwasher, gas hob and electric oven. Other furniture may be available by separate negotiation.

## Gardens and Parking

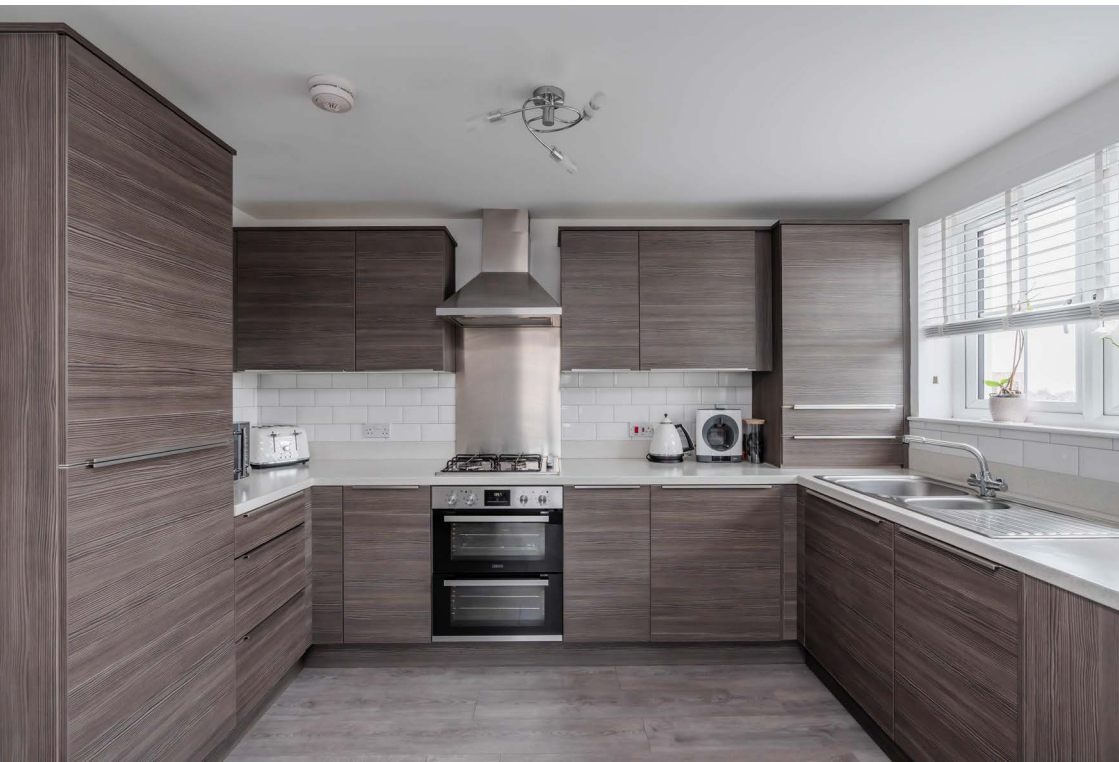
There are well maintained, landscaped communal gardens and there is unallocated residents parking. There is a shared bike store.

## Factoring

The property is factored by Speirs Gumley at a cost of approximately £780 per annum and this includes the upkeep of communal areas and buildings insurance.

## Viewing

Open viewing Sunday 2-4pm (0131 625 2222).





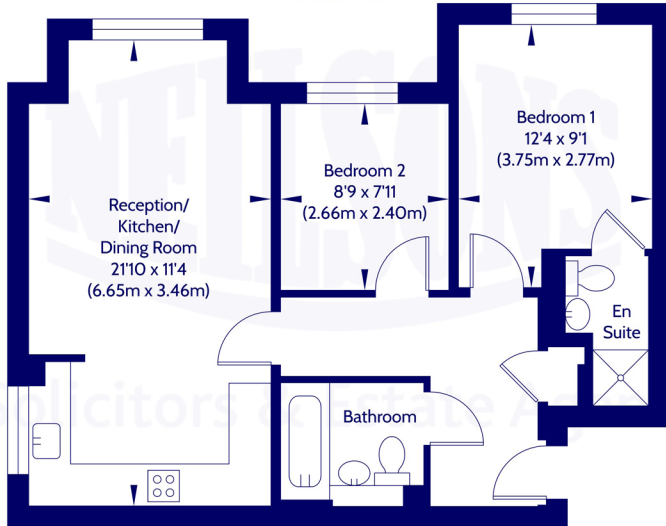
## Location

Little Street is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, within close walking distance to the property, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.



Approx. Gross Internal Floor Area 54.03 Sq M / 582 Sq Ft.

Second Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.





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