








Offers Over  
**£205,000**

## 6/4 Daybell Loan

South Queensferry | EH30 9AP

A fantastic opportunity has arisen to acquire this stylish two bedroom apartment, forming part of an established modern development in the charming coastal town of South Queensferry. Ideally located close to local amenities and transport links by rail and road, this ground floor property would undoubtedly suit a variety of buyers including professionals and first time buyers.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Residents parking
-  Communal landscaped grounds
-  EPC rating – B
-  Council tax band - D



## Description

Quietly located on the ground floor, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and two storage cupboards, a bright and airy living/dining/kitchen with a range of sleek white wall and base units with co-ordinated worktops, two bedrooms with the principal having a built in wardrobe and en-suite shower room, and family bathroom with a shower over the 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 gas hob and electric oven, integrated fridge/freezer, dishwasher and washing machine.

## Gardens and Parking

There are well maintained, landscaped communal gardens around the development. There is residents parking and a shared bike store.

## Factoring

The property is factored by Ross & Liddell at a cost of approximately £50 per month and this includes the upkeep of communal areas, garden grounds and buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

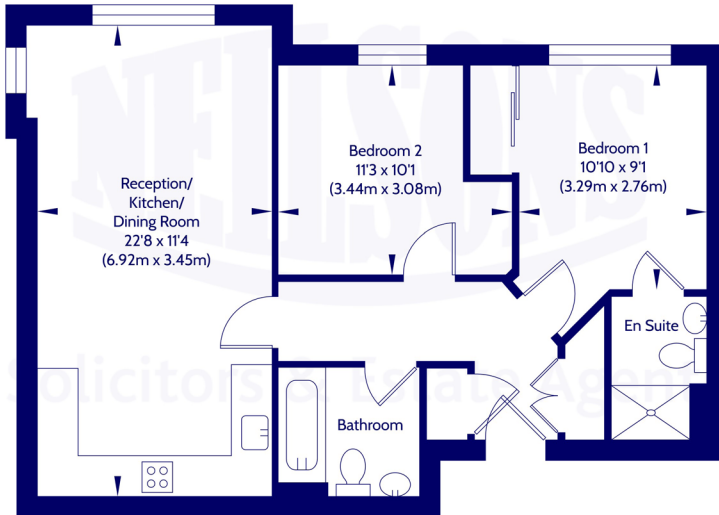
Daybell Loan is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the 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 61.05 Sq M / 657 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

