









Offers Over

£245,000

4 PF1 Stoneycroft Road

South Queensferry | Edinburgh | EH30 9HX

A fantastic opportunity awaits to acquire this surprisingly spacious ground floor flat, located within a charming converted Victorian house in the tranquil, leafy surroundings of the historic seaside town of South Queensferry. The property also offers stunning views of the Forth Bridges.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

As you enter the flat, you're greeted by a welcoming hallway equipped with ample storage space. The reception room is a highlight, featuring a large bay window that overlooks a quiet, leafy aspect. This room is adorned with hardwood floors, an elegant stone and granite fireplace, and retains original period features such as a ceiling rose and intricate cornice work. The kitchen is designed in a classic style, with white wall and base units, integrated appliances, and a spacious dining area. From here, you can enjoy views of the Forth Bridges. The flat offers two double bedrooms; one provides a peaceful retreat with a modern color scheme, while the other boasts views of the Forth Bridges. The bathroom is fitted with a contemporary two-piece white suite, complemented by stylish tiling and a walk-in cubicle with a thermostatic shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

At the rear of the property, you'll find a well-maintained communal garden, offering a peaceful outdoor space for residents to enjoy. This garden is easily accessed from the basement level, providing a secluded retreat perfect for relaxation or outdoor activities. The garden is shared among the residents, offering a green and tranquil environment that enhances the overall charm of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





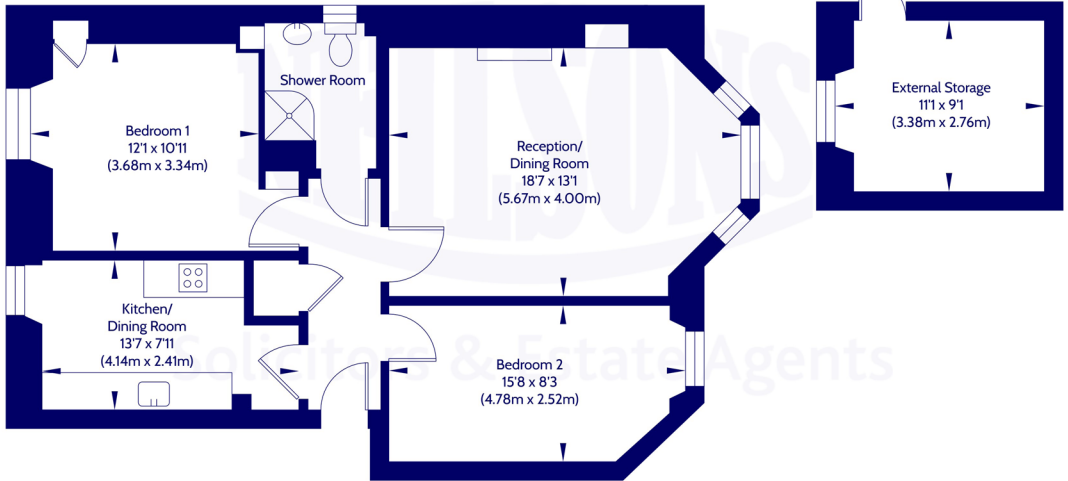
Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Queensferry Crossing, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The area 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. 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 gardens can be found in the area at Dalmeny and Hopetoun House Estates.



Approx. Gross Internal Floor Area 67.21 Sq M / 723 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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