



Solicitors & Estate Agents










Offers Over

**£274,995**

## 4/4 Friars Croft Crook

South Queensferry | EH30 9EE

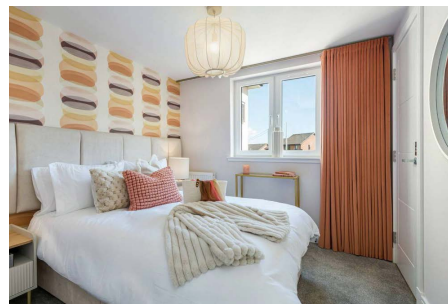
A stylish two bedroom ground floor apartment forming part of the prestigious Queensferry Heights development by Cala Homes in the picturesque town of South Queensferry. Boasting Cala's high specification throughout, including a German studio-designed kitchen with Siemens appliances, and upgraded flooring and lighting, this home is ready for you, meaning it's complete and waiting for you to move into.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Private balcony
-  Allocated parking space
-  EPC rating – B
-  Council tax band - E



## Description

Three-zone living makes this the perfect ground floor apartment for young families, couples or downsizers. The living/dining area enjoys generous proportions, with double glass doors allowing natural light to flood in. In warmer months, invite the outside in or dine out in style on your private balcony. The kitchen with the latest Siemens integrated appliances and wraparound peninsula allows just enough privacy while ensuring you're still part of any family activity or special occasion. Both bedrooms include fitted wardrobes, providing elegant lines within this personal space. The larger of the two offers the ultimate pampering escape with an en-suite and Juliet balcony opening to the world outside. Wander past the family bathroom and notice the Laufen sanitaryware. Imagine a luxurious evening lying back and relaxing in style. This stylish apartment also boasts excellent storage throughout for extra practicality and secure entry.



*\*Images are for illustrative purposes and layouts may vary depending on the individual plot\**

## Gardens and Parking

There are landscaped communal gardens around the development and there is an allocated parking space.

## Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £840.00 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





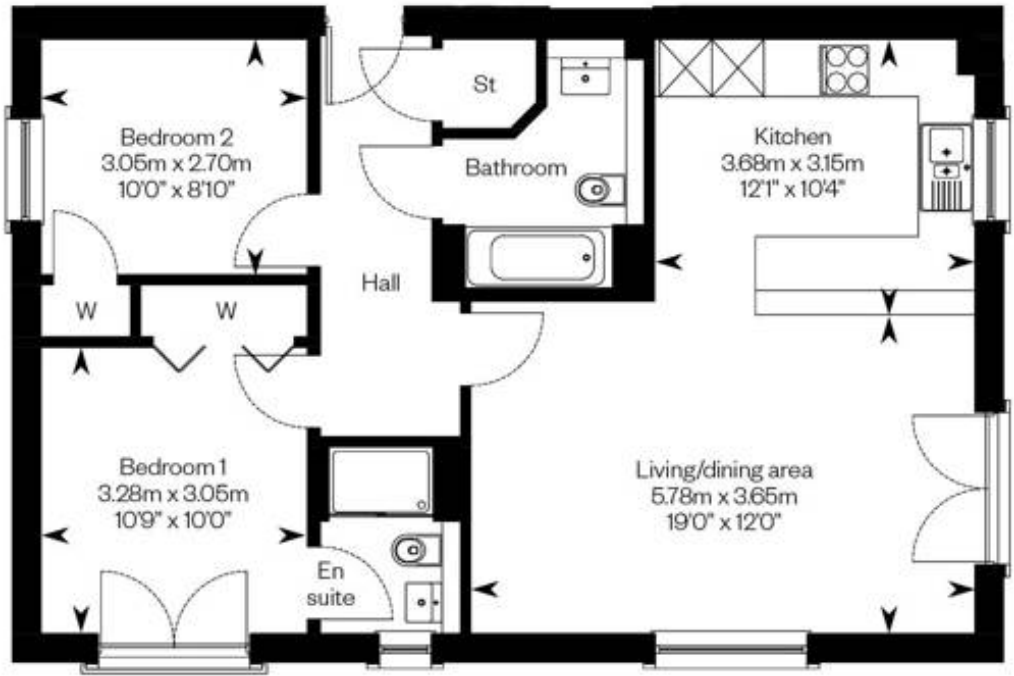


## Location

Queensferry Heights 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, 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.

## Apartment type C4

Upper ground floor – plot 76



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

