










Offers Over

£490,000

51 Ferrymuir Gait

South Queensferry | EH30 9QU

A fantastic opportunity has arisen to purchase this semi-detached townhouse, built by Ambassador Homes and forming part of an exclusive luxury modern development quietly situated in the picturesque town of South Queensferry. Located close to local amenities and transport links, the property offers immaculately presented and well-proportioned accommodation along with a high quality specification throughout, and would make an ideal family home, with viewing being highly recommended.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - G



Description

Occupying a prime corner plot, the accommodation is laid out over three levels with downstairs briefly comprising; welcoming entrance hallway with understairs storage and handy WC, bright and airy lounge, modern dining kitchen with a range of wall and base units with co-ordinated Silestone worktops, breakfast bar and French doors to the rear garden, and a useful utility cupboard.

Moving to the first floor, there are three bedrooms, one of which has a built in wardrobe, and a four piece family bathroom with a white suite with separate shower cubicle, hand held shower over the bath, and a heated towel rail.

A real highlight of this home is on the top floor where you will find the principal bedroom suite which has a dressing area with double built in wardrobes, and a stylish en-suite bathroom with a double size cubicle with overhead rainfall shower, white suite and heated towel rail. The property also benefits from gas central heating, double glazing and solar panels.



Extras

All fixtures and fittings will be included in the sale along with the induction hob, oven and microwave, integrated fridge/freezer and dishwasher, washing machine, and garden shed.

Gardens and Parking

A front garden with lawn welcomes you to the property, and to the rear is a fully enclosed garden, laid to lawn with a patio area, making this an ideal space for dining and entertaining in the warmer months and a safe place for children and pets to play. There is an allocated parking space and on street parking is also available.

Factoring

A factoring agent will be appointed to maintain the communal grounds and the cost of this is to be confirmed.

Viewing

By appointment through Neilsons (0131 625 2222).





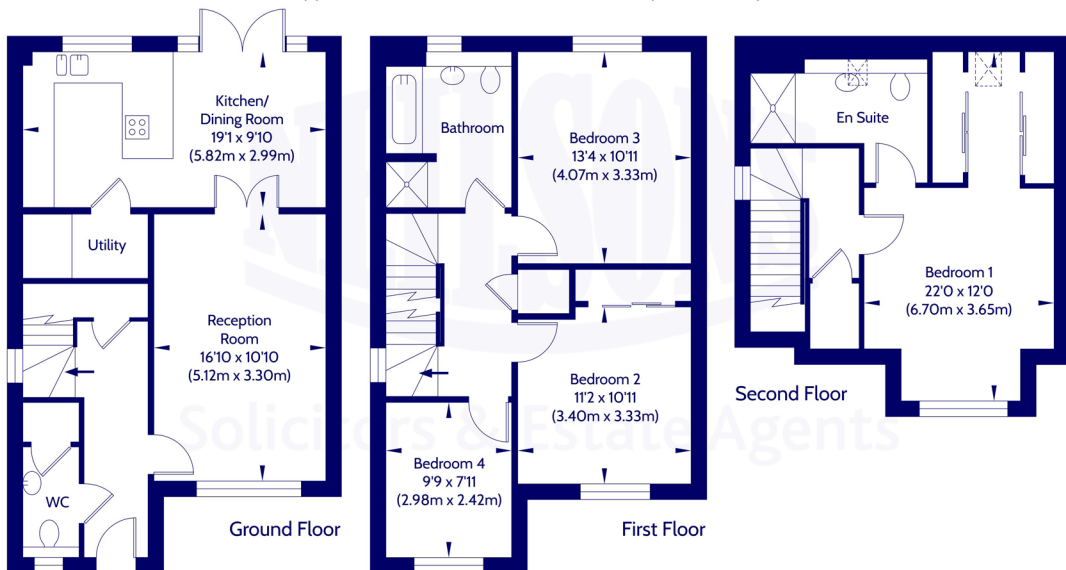
Location

Ferrymuir Gait 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, and highly regarded schooling from nursery to secondary level. 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..





Approx. Gross Internal Floor Area 138.29 Sq M / 1489 Sq Ft.



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.



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



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