



Solicitors & Estate Agents



Offers Over

£265,000

61/9 Lowrie Gait

South Queensferry | EH30 9AB

A stylish second/top floor apartment, forming part of a prestigious Cala development in the popular residential town of South Queensferry. Located close to local amenities and transport links, the property is in true move in condition with high quality fixtures and fittings, and will particularly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Quietly located on the second floor and accessed via a common stair or lift, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and two storage cupboards, a bright and airy dual aspect reception/dining room with access to private balcony, stylish modern fitted kitchen with integrated appliances and balcony, spacious principal double bedroom (houses a super king size bed) with fitted wardrobes, Juliet balcony and en-suite shower room, good sized second double bedroom (houses a king sized bed) with fitted wardrobes and bathroom with three piece suite.

The property further benefits from gas central heating, double glazing, Fibre to the home by BT, lounge and bedrooms are wired for Sky and fully wired for home networking.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen. Some light fittings can also be made available by separate negotiations.

Gardens, Parking & Factor

There are well maintained, landscaped communal gardens around the development. There is an allocated parking space and a shared bike store. The development is managed by Ross & Liddell for a monthly fee of approx. £100. This includes maintenance of communal areas, lift and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

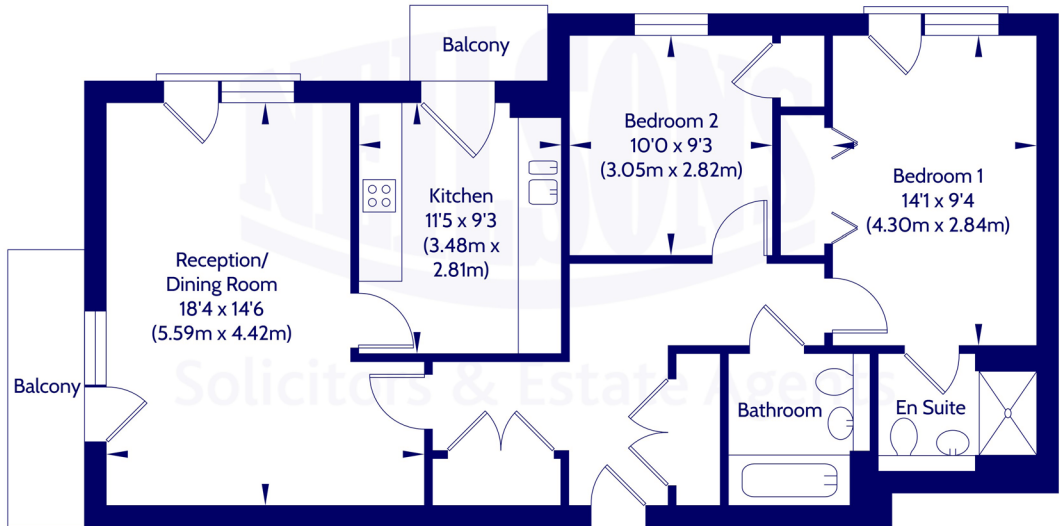
Lowrie Gait is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the 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 77 Sq M / 830 Sq Ft.

2nd 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.



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



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