



Solicitors & Estate Agents



Fixed Price

£190,000

2/2 Little Street

South Queensferry | Edinburgh | EH30 9BL

Forming part of a modern and well-maintained development in the highly desirable coastal town of South Queensferry, this stylish ground-floor apartment offers bright, spacious, and contemporary accommodation in true move-in condition. Perfectly positioned for access to excellent local amenities and superb transport links, the property enjoys beautifully landscaped communal gardens and residents' parking, ensuring both convenience and comfort.

 2 Bedrooms

 1 Public Room

 2 Bathrooms

 Residents Parking

 EPC Rating – C

 Council Tax Band - D



Description

The thoughtfully designed interior begins with a welcoming hallway, complete with a secure entry phone system and a large storage cupboard. The bright and spacious living/ dining room features ample space for relaxation and dining, with a pleasant outlook through a large window, creating an inviting atmosphere. This area flows seamlessly into a modern open-plan kitchen, fitted with a range of wall and base units, easy care worktops, contemporary tiled splashback, and a selection of integrated appliances, making it both functional and stylish. The principal double bedroom offers generous proportions and benefits from a modern en-suite shower room, complete with a white two-piece suite and fully tiled shower cubicle. A second well-sized bedroom provides flexibility for guests, family, or home working, while the family bathroom is finished to a high standard, featuring a white three-piece suite, electric shower over the bath, and full-height tiling.



Further features include efficient gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. The development is professionally factored by Speirs Gumley, with an approximate monthly cost of £70, covering the maintenance of communal areas, landscaping, and buildings insurance.

Extras

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

Gardens & Parking

Externally, residents enjoy access to beautifully maintained communal gardens, ample residents' parking, and a shared bike store, all contributing to a well-cared-for and peaceful living environment.

Viewing

Please contact Neilsons on 0131 625 2222.





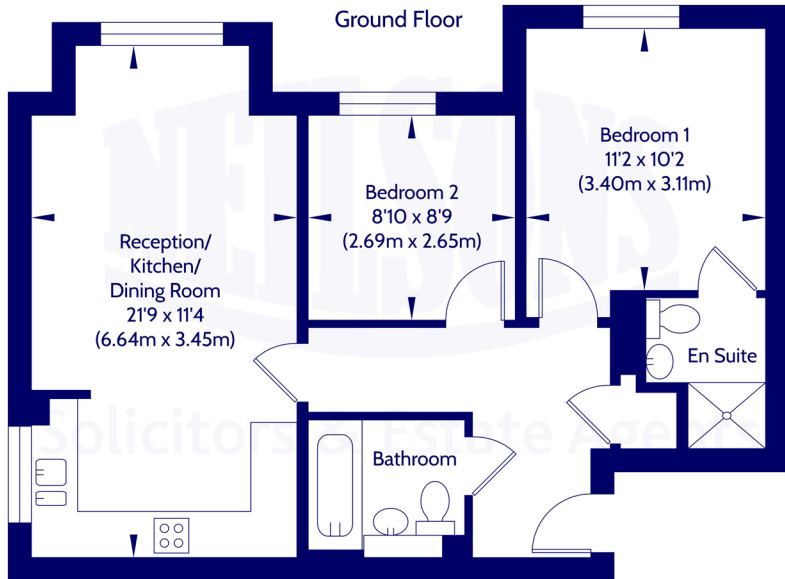
Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth. within easy reach of Edinburgh City Centre (approximately 10 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/ swimming pool offering a wide package of activities for children and adults alike. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/cycle path.





Approx. Gross Internal Floor Area 59 Sq M / 635 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.



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