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Fixed Price

**£232,000**

# 1/1 Carswell Walk

South Queensferry | Edinburgh | EH30 9DG

Immaculately presented, this impressive two-bedroom ground floor flat is quietly positioned within a sought-after modern development in the historic coastal town of South Queensferry. Enjoying easy access to excellent local amenities, picturesque outdoor spaces, and superb transport links – including rail, bus, and road connections – the home will strongly appeal to professionals, couples, and anyone seeking stylish, move-in-ready accommodation in a highly desirable location.

 2 bedrooms

 1 public room

 2 bathrooms

 Private garden

 Residents parking

 EPC Band - B

 Council Tax Band - D



## Description

A welcoming entrance hallway sets the tone for the pristine interior, offering useful built-in storage provisions. The bright and spacious lounge enjoys generous natural light and features French doors leading directly out to the private garden – an ideal spot for relaxing, entertaining, or al fresco dining. Flowing seamlessly from the lounge is the contemporary kitchen/diner, fitted with a range of integrated appliances, sleek dark cabinetry, and mood-setting under-unit and kickboard lighting, creating a stylish and functional space for everyday living. The master bedroom is a well-proportioned double with ample room for freestanding furniture and a pleasant front-facing outlook. It further benefits from a smart en-suite shower room, finished with partial tiling and a heated towel rail. A second sizeable double bedroom enjoys a peaceful rear aspect and offers excellent flexibility for use as a guest room or home office. A clean and modern bathroom completes the accommodation, featuring partial tiling, a shower over the bath, and a heated towel rail.



Further benefits include gas central heating, double glazing, a secure entry system, and well-maintained communal areas.

Factor fees are approximately £60 per month.

## Gardens & Parking

Externally, the property enjoys a private garden area with a lawn and small patio, providing valuable outdoor space. Ample unallocated residents' parking is available within the car park located to the rear of the development.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and washer-dryer, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.







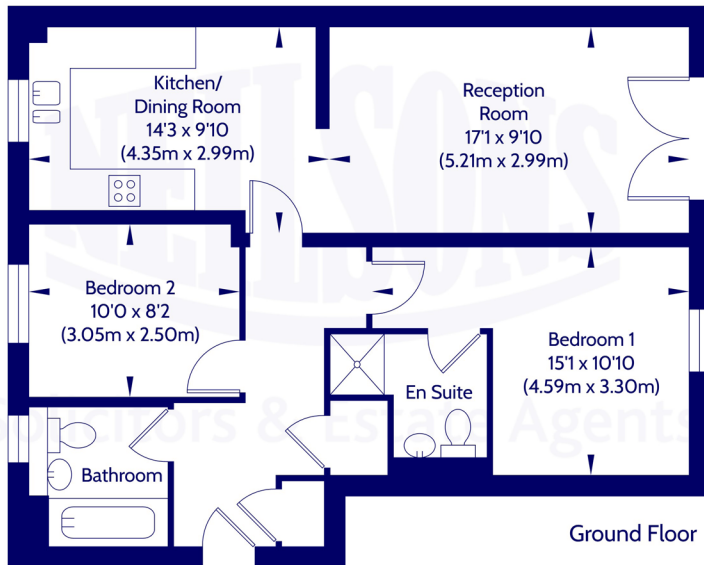
## Location

The historic coastal 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, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The area also boasts Dalmeny Train Station within walking distance, taking you to heart of Edinburgh City Centre in approximately 15 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. 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 the area at Dalmeny and Hopetoun House Estates.





Approx. Gross Internal Floor Area 66 Sq M / 716 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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