










Solicitors & Estate Agents



## 32/2 Shore Road

South Queensferry | Edinburgh | EH30 9SG

A fantastic opportunity to acquire a ground floor flat within a secure development enviably positioned on the shores of the Firth of Forth in South Queensferry. This sought-after location provides a truly unique setting, with uninterrupted views of the UNESCO Heritage Forth Rail Bridge, whilst only being a short stroll from an excellent range of local amenities, restaurants and coffee shops. The property further benefits from private residents' parking within a gated courtyard and beautifully maintained communal gardens, making it an attractive prospect for first-time buyers, professionals, downsizers, investors or those seeking a peaceful home in a coastal town.

-  2 Bedrooms
-  1 Reception room
-  1 Shower room
-  Communal garden
-  Allocated parking space
-  EPC rating – C
-  Council tax band - D



## Description

The accommodation is entered via a welcoming vestibule, leading to an internal hallway which provides access to all rooms and offers excellent storage options. The reception room is set to the front of the building, enjoying a bright and open aspect to the courtyard and showcasing the uninterrupted views of the iconic Forth Rail Bridge – an outstanding feature of this home. The kitchen is fitted with a range of wall and base units, complemented by a tiled splashback and incorporates an integrated oven and hob. The practical space offers scope for personalisation and is designed to maximise functionality. Both bedrooms are positioned to the rear of the property, offering a quiet and peaceful outlook away from the waterfront. The main bedroom is slightly larger in proportion, yet both are well-appointed and benefit from mirror-fronted built-in wardrobes, providing excellent storage without encroaching on floor space. The accommodation is completed by a modern shower room, fitted with a white suite and thermostatic shower. Benefits include electric heating and full double glazing.



## Extras

The light fittings, window blinds and white goods are to be included in the sale

## Grounds and Parking

Externally, the property is set within a secure development featuring private residents parking, accessed via a coded gate for added peace of mind. Well-tended communal gardens further enhance the appeal of this development, providing outside space to relax and enjoy the view in the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

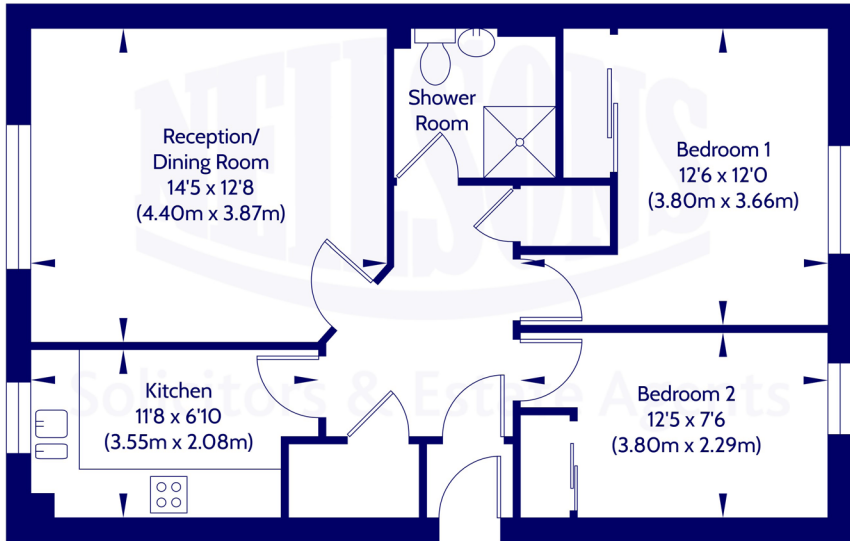
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Queensferry Crossing, A90, M90 for commuting to any part of the country and Edinburgh Airport. A short stroll from the property, convenient Lothian bus services 43 and 71 link regularly to Edinburgh City Centre and The Gyle Centre respectively. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The area 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 gardens can be found in the area at Dalmeny and Hopetoun House Estates.





Approx. Gross Internal Floor Area 59 Sq M / 639 Sq Ft.

### Ground 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.



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