



# 61/6 Lowrie Gait

South Queensferry, Edinburgh, EH30 9AB

  
**northwood**





Presented in turn-key condition, this two-bedroom, two-bathroom lies on the first floor of a landscaped Cala Homes development with convenient designated parking. It is quietly situated in the charming coastal suburb of South Queensferry, just a mile from its central shops and the primary school. It is also only a short stroll from the high school and Dalmeny train station, where regular services connect to central Edinburgh in just 20 minutes. The light and airy interiors have a tasteful, understated finish. They are well-illuminated by floor-length windows with elegant Juliet balconies and a larger balcony, facing south off the reception room. The exclusive property and desirable location will appeal to professionals, small families, and those seeking a rental investment.

Communal stairs, a handy shared lift, and a secure entry system provide access to the flat. Once inside, a welcoming entrance hall, boasting built-in storage, leads into the reception room, which connects to the kitchen. Practical and stylish wood-style flooring flows throughout. With flexible space for lounge seating and a dining table, the south-facing reception room is a comfortable living area benefiting from a dual-aspect outlook and access to the balcony.

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- Quiet modern development close to Dalmeny train station
  - Light and airy first-floor flat - Move-in ready
  - Communal stairwell/lift and secure entry system
  - Welcoming hall with storage
  - Dual-aspect living/dining room with kitchen access
  - Sunny fully-integrated kitchen
  - Two double bedrooms with storage
  - Shower room in the principal suite
  - Three-piece bathroom
  - South-facing balcony, off the reception room
  - Conveniently designated parking
  - Gas central heating and full double glazing
  - EPC Rating - B | Council Tax Band - E



The equally sunny kitchen features glossy ivory white cabinets and illuminated oak-toned worktops, neatly integrated with a dishwasher, a fridge freezer, a washing machine, an oven, and a gas hob with a stainless-steel splashback and stylish hood.

The home's two double bedrooms are luxuriously carpeted and have incorporated storage. The principal suite includes a shower room in addition to fitted wardrobes, while a similarly styled three-piece bathroom is located off the hall. The property benefits from the warmth and efficiency of gas central heating and full double glazing.

The maintained development is within landscaped garden grounds and includes a conveniently allocated parking space.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.

Factor: The factor is managed by Ross & Liddell at an approximate monthly cost of £130.







**“The home’s two double bedrooms are luxuriously carpeted and have incorporated storage.”**





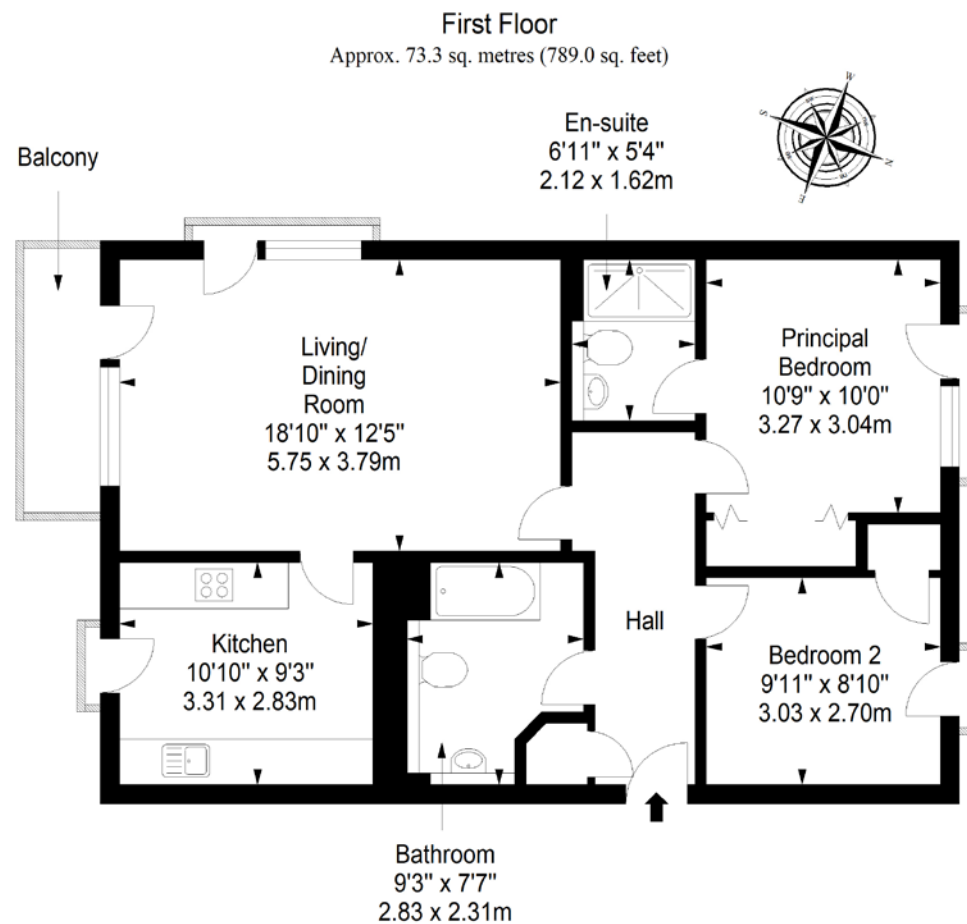


### South Queensferry

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access, with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



# Floorplan



Total area: approx. 73.3 sq. metres (789.0 sq. feet)



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