



44 Scotstoun Park, South Queensferry

Offers Over £268,000

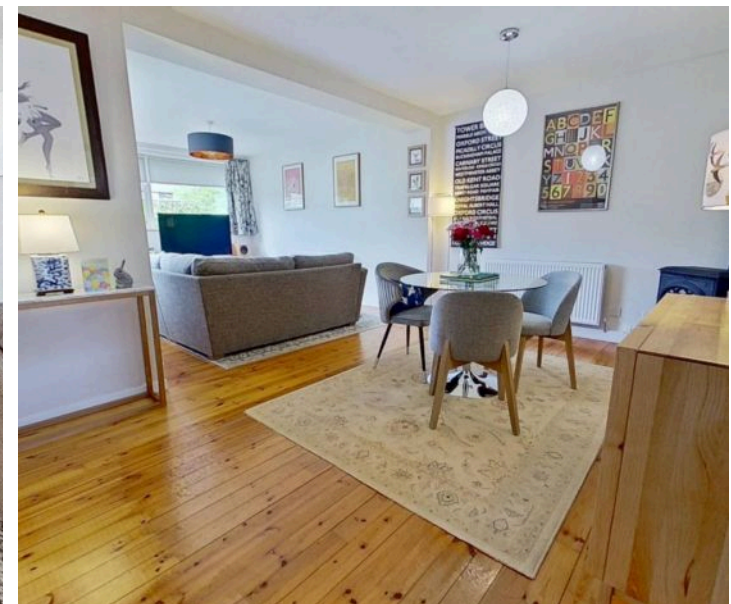
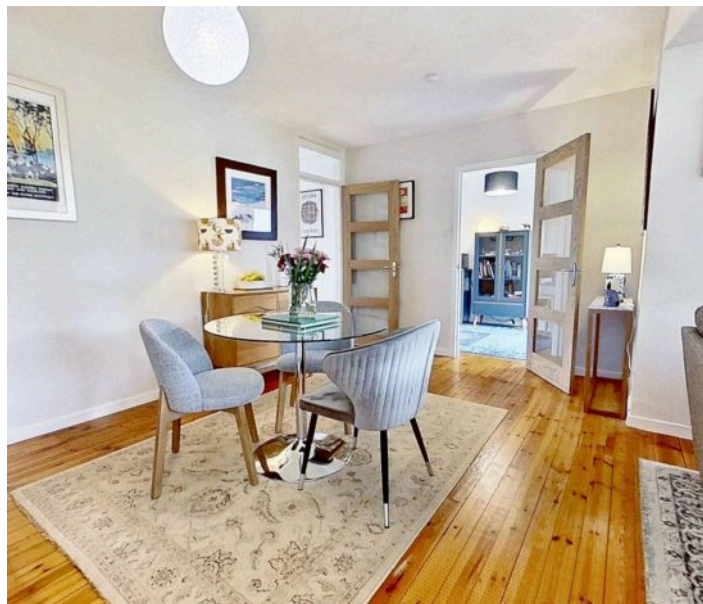


44 Scotstoun Park

South Queensferry, South Queensferry

Council Tax band: TBD

- Delightful spacious accommodation presented in move-in condition
- Designer kitchen with induction hob, integrated cooker and microwave, and including fridge/freezer
- Utility room with Belfast sink and washing machine
- Downstairs WC and Wet Room and Upstairs Bathroom
- Gas Central Heating with Combi Boiler
- Garage with electric remote controlled door
- Easily maintained gardens to front and rear with mature shrubs and composite decked patios
- Close to Queensferry Primary and High Schools
- Short Walk to Dalmeny Train Station





Porch

10' 3" x 6' 0" (3.12m x 1.82m)

Spacious UPVC double glazed entrance offering streams of light into the hall. Double doors to cupboard with shelves and hanging rail. Cupboard housing electric switchgear. Feature glass block panel. Ceramic tiled floor, radiator, downlighters. Glazed door and side panel to hall.

Hall

10' 2" x 6' 2" (3.10m x 1.87m)

Welcoming hallway with bi-fold glazed doors to fitted kitchen, glazed door to lounge/dining room and door to WC and wet room. Glazed door and side panel to porch with roller blinds. Staircase to upper landing. Understair storage cupboard. Small cupboard housing Broadband wiring. Rhino floorcovering through hall, kitchen and WC. Radiator.

Fitted Kitchen

10' 0" x 8' 0" (3.04m x 2.45m)

Sleek kitchen fitted with base and wall mounted units, drawers, induction hob, extractor hood, integrated electric oven and microwave, hardwood worktops, stainless steel sink, side drainer and mixer tap, stylish tiling and splashback. The fridge/freezer is included in the sale but is not warranted. Opening to study/family room.

Study/Family Room

10' 4" x 8' 0" (3.14m x 2.45m)

Versatile room ideal for use as a home office, hobby or play room. UPVC double glazed door and side panel with roller blind, curtain and pole leading to suntrap decked patio. Hardwood flooring through to lounge/dining room. Designer vertical radiator. Glazed door to lounge/dining room.

Lounge/Dining Room

23' 2" x 14' 8" (7.07m x 4.47m)

Delightful L-shaped room with dual aspect windows, roller blinds and curtains. Gas stove. Two radiators. Glazed doors to study and hall.

Downstairs WC

Fitted with dual flush WC and small wash hand basin with mixer tap. Opening to wet room



GARDEN

Delightful easily maintained gardens to front and rear. Monobloc path leads to well stocked front garden with suntrap composite non slip decked patio. The rear garden is also laid to composite decked patio and mature shrubs.

GARAGE

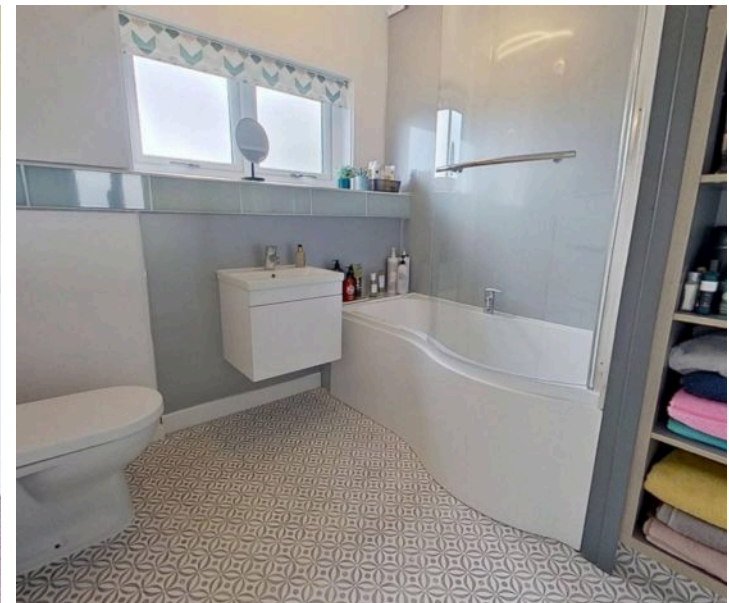
Single Garage

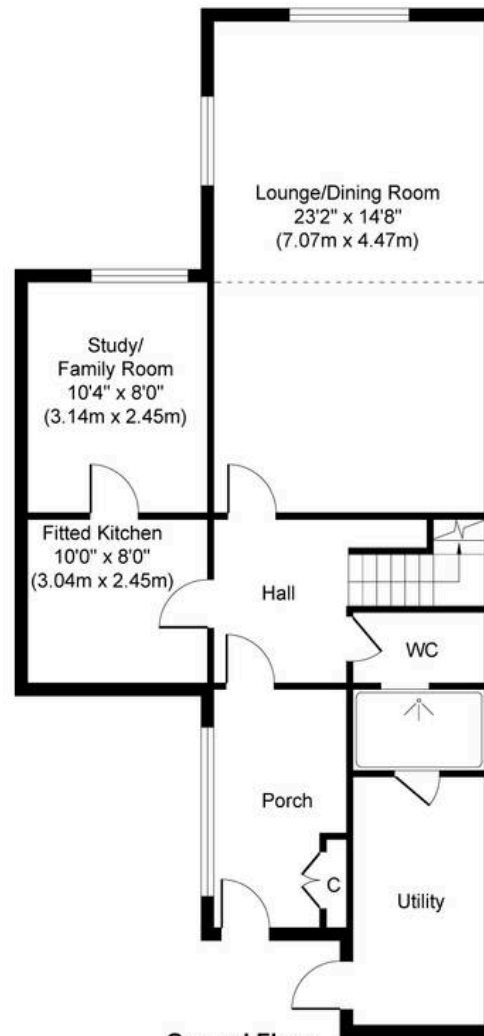
Detached garage with Horman electric remote controlled door, insulated roof, power and light.

DRIVEWAY

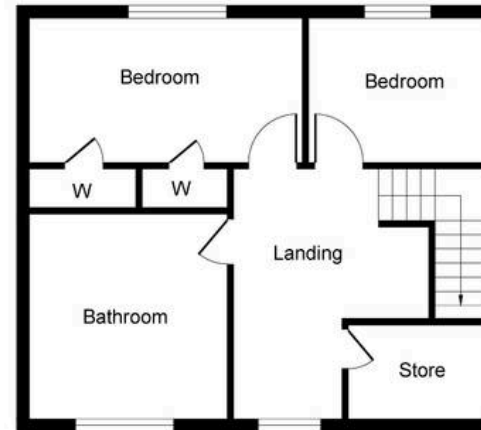
1 Parking Space

Part monobloc driveway.





Ground Floor
Approximate Floor Area
864 sq. ft
(80.30 sq. m)



First Floor
Approximate Floor Area
475 sq. ft
(44.16 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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