

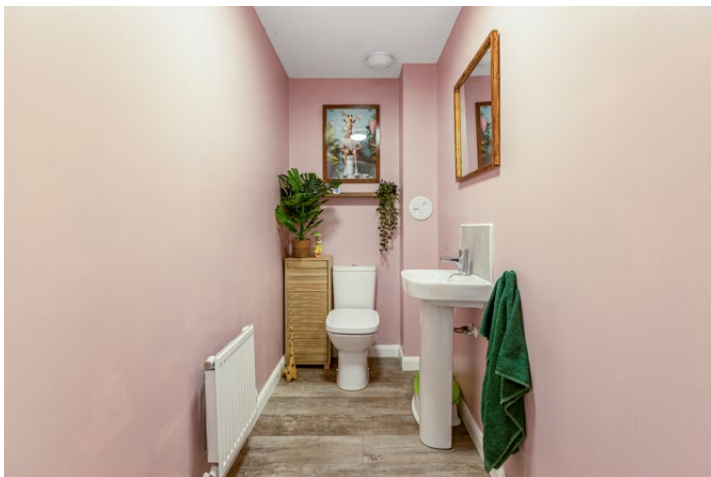
KILGOUR

PROPERTY



2 Baker Mews, South Queensferry, EH30 9BT





- Lounge/Diner
- Separate Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Residents Parking
- Council Tax -Band E
- EPC - Band B

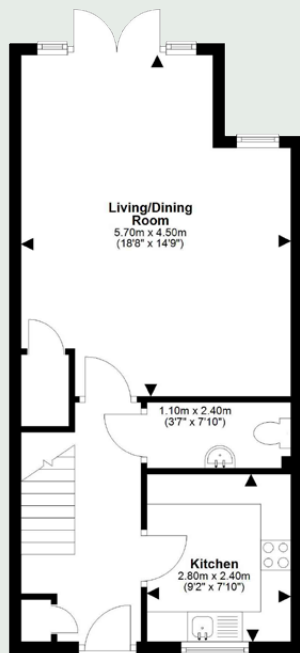
Viewing by appointment through selling agent on 0131 273 5233

Description

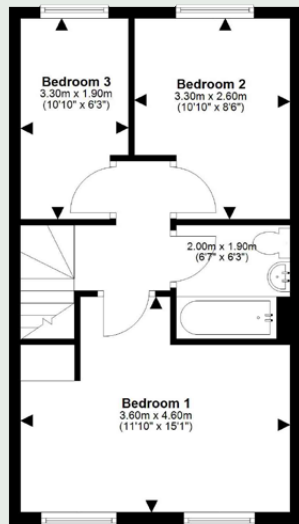
A stylish and very well presented mid terrace villa set within a popular modern development that is ideally placed for commuting and also has good day to day amenities close by. The property will appeal to a number of buyers and benefits from gas central heating and double glazing. Externally there are very well maintained gardens to the front and rear as well as residents parking on hand.

Location

South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.

1 3 1 B
A
B
C
EPC BANDE
C
COUNCIL TAX BAND

Ground Floor



First Floor

Lounge/Diner	18'8 x 14'9	5.70 x 4.50
Kitchen	9'2 x 7'10	2.80 x 2.40
Bedroom 1	15'1 x 11'10	4.60 x 3.60
Bedroom 2	10'10 x 8'6	3.30 x 2.60
Bedroom 3	10'10 x 6'3	3.30 x 1.90
Bathroom	6'7 x 6'3	2.00 x 1.90







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