



20 Briggers Wynd
SOUTH QUEENSFERRY | EH30 9DS


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Rare opportunity to purchase this stunning four bedroom detached villa with private gardens, garage and driveway, forming part of a select modern development, in the sought after seaside town of South Queensferry. The property is presented to the market in true move-in condition, providing thoughtfully planned and stylish accommodation on two floors, representing an ideal family home, offering generous, flexible and light filled living space. This is one of the larger style detached villas, having the benefit of en-suite facilities off three of the bedrooms, plus walk-in wardrobes off the main bedroom. Public living space is well catered for to suit the needs of today's family, including a light and spacious living room to enjoy cosy evenings and the use of a separate dining room, which could also be used as a home office or 5th bedroom. The stylishly fitted breakfasting kitchen comes with modern integrated appliances, contemporary white gloss cabinetry featuring floor lighting, and French doors allow a seamless transition from house to garden, where the landscaped private grounds include separate patio and stoned areas, perfect for al fresco dining and outdoor entertaining. Early viewing is recommended to fully appreciate the accommodation on offer! The property comprises :-

- Welcoming hallway with WC/utility room off, stunning LTV flooring flows seamlessly throughout the downstairs accommodation.
- Light and spacious living room with views to rear garden
- Contemporary breakfasting kitchen featuring cabinet floor lighting, modern integrated appliances and French doors give direct access to the rear garden
- Dining room / fifth bedroom / home office or family room
- Main bedroom featuring two walk in wardrobes and ensuite shower room
- Three further double bedrooms (two benefit from a Jack & Jill ensuite shower room)
- Principal modern bathroom featuring a stylish white four-piece suite
- Gas central heating & double glazing
- Solar Panels
- Private Driveway (large enough to accommodate two cars)
- 1.5 integral garage

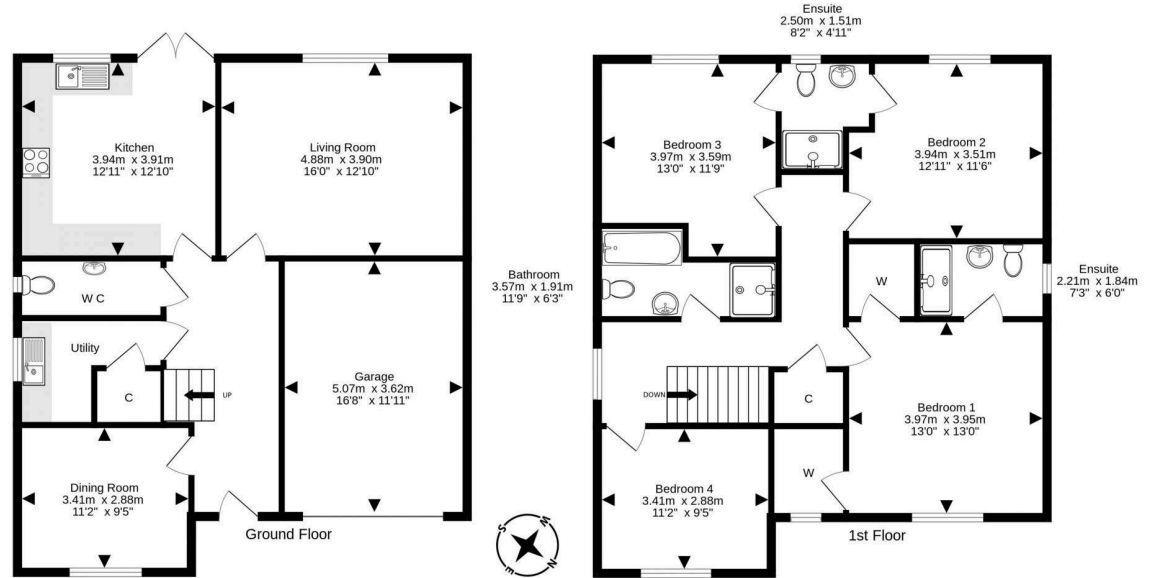
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



TV fixtures apart from living room and curtain polls will be included in the sale of the property. EPC: B

The village of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges and the Queensferry Crossing form a splendid backdrop to the village. Excellent amenities are available including Post Office and banking services, a great selection of local shops and a supermarket. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton Roundabout provides a link to the Gyle Shopping centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. South Queensferry is set in the heart of the countryside 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 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. One can also visit the excellent pubs, cafes and restaurants within the village.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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