



1 (Flat 3) Carswell Walk
SOUTH QUEENSFERRY | EH30 9DG


warners
solicitors & estate agents



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Immaculately presented and light filled ground floor apartment in true walk-in condition, set on a prime corner position on this highly regarded development, close to Dalmeny Railway Station and within easy reach of the waterfront attractions and access to the M90. Viewing is highly recommended to appreciate the pristine interior of this stunning home. Ideal as either a private home or investment purchase, the flat is beautifully finished off with contemporary style fittings and decor throughout. The living/dining room is the hub of the home, with plenty of free floor space for both seating and dining furniture, fashionably open plan to a white gloss fitted kitchen complete with all modern appliances. Two sets of French doors plus multiple windows in this room allow maximum natural light to filter in, creating an inviting and tranquil space to relax or entertain guests. A great feature is the direct access to a small private patio for sitting out and enjoying the sun with that morning coffee or evening wine. Both bedrooms are doubles with the main bedroom having the benefit of integrated storage with an en-suite shower room fitted out with large cubicle and mains shower. Completing the accommodation is the main bathroom with a stylish white three piece suite and lying off the hall are two large storage cupboards for handy extra storage. Early viewing is recommended!

- Contemporary two bedroom flat boasting private patio area, set in modern development in sought after South Queensferry
- Entrance hall with excellent storage
- Light and spacious living / dining room, two sets of French doors give access to private patio area
- Contemporary fully equipped fitted kitchen with integrated appliances and under cabinet lighting
- Main bedroom with integrated storage and en-suite shower room
- Further double bedroom
- Modern bathroom with stylish three piece suite
- Gas central heating and double glazing
- Security entry phone system
- Small private patio area
- Landscaped communal areas

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



Property sold as seen. Factor fees payable to SG Property Management and the annual expenditure is approximately £420.00 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.



