



2 Lang Rigg
SOUTH QUEENSFERRY | EH30 9WN


warners
solicitors & estate agents



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Warners are delighted to present this impressive four bedroom mid terraced townhouse set within a peaceful location within a modern development in the ever popular sea side town of South Queensferry.

Boasting superb views to the Forth bridges, contemporary style interior, and generously sized accommodation over three levels, making this an ideal purchase for any family or couple looking for more space.

On ground level, the main living hub of the home is the large dual aspect open plan living/dining room/kitchen. Contemporary grey gloss units feature within the kitchen and there is ample space for both relaxing and dining furniture. French doors give direct access to the private rear garden. Also on this level, there is a handy WC and a good sized storage cupboard. The upper two floors host four double bedrooms which all come with integrated storage and the main bedroom has the added benefit of ensuite facilities. Both the main bathroom and en-suite are fitted with modern white suites and there is excellent storage throughout. Externally this fantastic home benefits from private gardens to the front and rear, the rear garden is fully enclosed with a good sized decking area, making it ideal for al fresco dining and outdoor entertaining. The property further benefits from gas central heating and double glazing, there is also unrestricted parking available within the development.

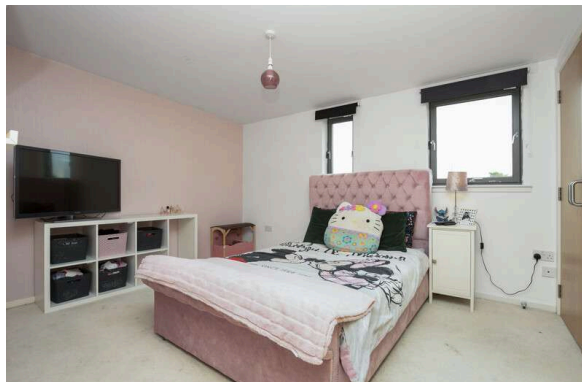
- Four bedroom Townhouse in sought after South Queensferry boasting fantastic views to the Forth Bridges
- Welcoming entrance vestibule
- WC facility
- Dual aspect open plan kitchen/living/dining room with French doors to private rear garden and storage cupboard
- Four double bedrooms, en-suite shower room off main bedroom
- Family bathroom with stylish three piece suite
- Gas central heating and double glazing
- Private front and rear gardens
- Unrestricted residents parking

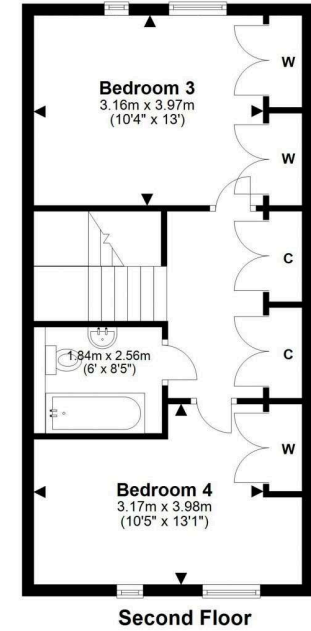
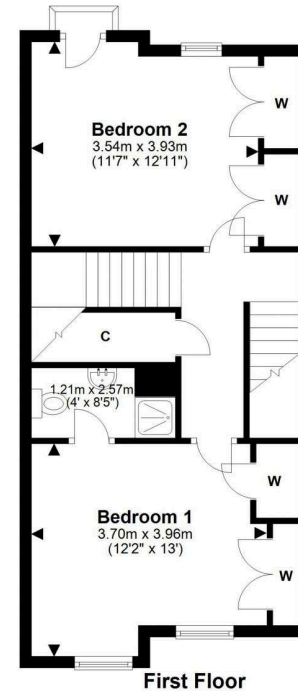
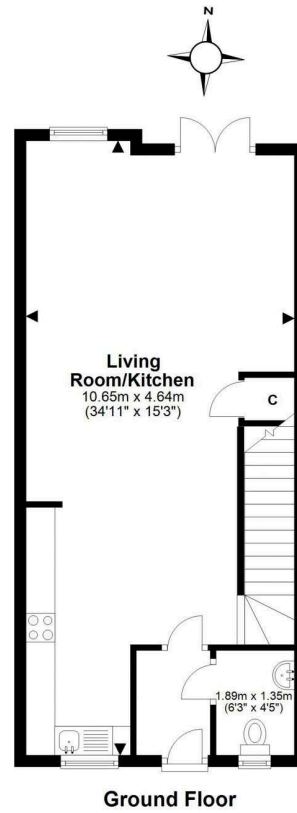
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances, curtains, blinds and fixed brackets will be included in the sale of the property. Washing machine and dryer along with other items of furniture are available with separate negotiations. EPC:C Estate management fee £16.50 p/m.

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. 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.





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