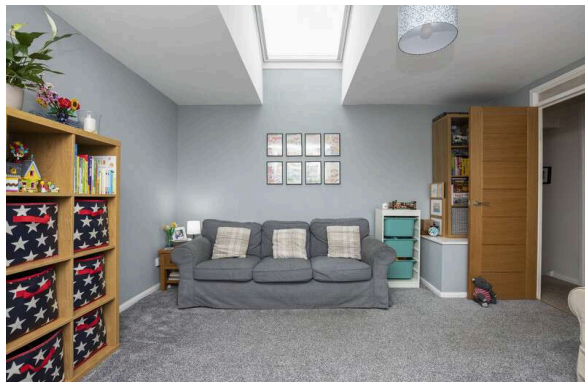




58 Springfield View
SOUTH QUEENSFERRY | EH30 9RZ


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58 Springfield View

SOUTH QUEENSFERRY | EH30 9RZ

Seldom available, three bedroom, semi-detached home set over three levels, with gardens, a detached garage and superb views to the Forth Crossings. Located in a quiet cul-de-sac in an established residential area of South Queensferry, and boasting flexible and bright family accommodation with private patio garden to the front and enclosed private rear garden, the spacious accommodation comprises:

- Entrance vestibule
- Entrance hallway and rear hallway
- WC
- Contemporary family bathroom with separate electric shower cubicle
- Living room on upper floor with fabulous views over the bridges and a skylight
- Modern fitted dining kitchen with appliances
- Utility cupboard
- Two double bedrooms on ground floor
- Further double bedroom on upper floor
- Fantastic storage options throughout including wardrobes, walk in store room and attic space
- Gas central heating
- Double Glazing
- Detached garage to front
- Unrestricted on street parking

EPC Rating D

Extras include all curtains, blinds, fridge, freezer, washing machine, dishwasher and microwave.

Factor fees: Manor Estates for maintenance for shared green spaces. Approximate charge £106 a year

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



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.