



14 Briggers Wynd
SOUTH QUEENSFERRY | EH30 9DS

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Set in the heart of a modern, manicured development in stunning South Queensferry is this spacious and superbly presented detached villa. Boasting a wide driveway, garage and front and rear gardens this property would make an ideal family home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful utility room, and a W/C, a bright lounge with large windows which flood the room with an abundance of light, a contemporary kitchen with attractive units, breakfast bar and French doors to the rear garden and downstairs is completed by a formal dining room, ideal home office or fifth bedroom. Following up a carpeted staircase the upper level enjoys an expansive master bedroom with built-in storage and elegant en-suite shower room, three further well-proportioned double bedrooms (two with built-in wardrobes) and the property is completed by a luxury main bathroom with shower over bath. Externally the fully enclosed landscaped rear garden is mainly laid to lawn with a delightful paved area for al fresco entertaining.

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





- Quiet, modern development in stylish coastal South Queensferry
- Detached family home with wide driveway and integral garage
- Landscaped rear garden laid to lawn with paved seating and dining area
- Welcoming hallway with storage, a W/C and useful utility room
- Bright lounge with large windows
- Contemporary kitchen with attractive units
- Separate dining room, ideal home office or fifth bedroom
- Upstairs enjoys four double bedrooms and two bathrooms
- Additional storage in fully floored attic
- Gas central heating and double glazing

All integrated kitchen appliances will be included in the sale of the property, including dishwasher and dryer but excluding Quooker tap and stacked washer & dryer. Other items included will be all curtains & blinds, utility pulley, Hive system, garden shed, Ring door bell & camera. Items may be available with separate negotiations.

EPC: B. CT: F. Factoring: SG Property Management Approx. £135 P/Y



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.







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