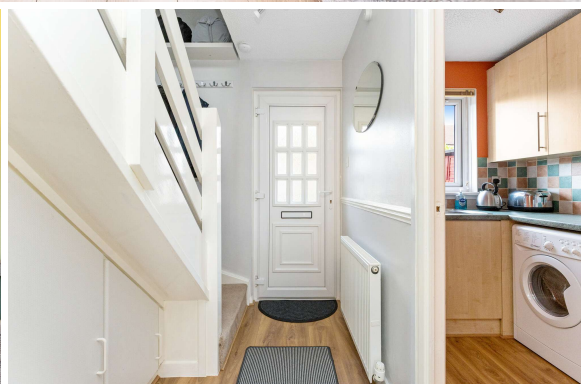




91 South Scotstoun
SOUTH QUEENSFERRY | EH30 9YE


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91 South Scotstoun

SOUTH QUEENSFERRY | EH30 9YE

Well presented two-bedroom end terraced home boasting south-facing rear garden, situated in the popular town of South Queensferry just outside Edinburgh.

This beautiful home has been tastefully decorated throughout and offers well-planned and flexible accommodation over two levels. On the ground floor the kitchen is of a good size and offers plenty of cupboard storage. The spacious living room is flooded with an abundance of natural light and from here patio doors open out to the well-maintained, south-facing rear garden which will be ideal for enjoying the best of the summer weather. Upstairs, the principal bedroom is of a good size and benefits from integral wardrobe storage. The second bedroom could alternatively be employed as a home office or study, affording the property a good degree of flexibility. A family bathroom completes the internal accommodation. Offering immense appeal to a range of buyers including first time purchasers, couples and young families, early viewing is highly recommended.

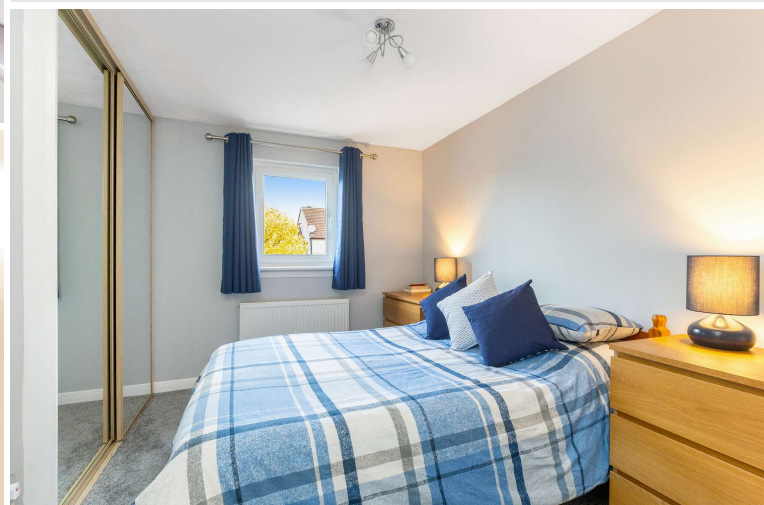
- Two-bedroom end terraced home
- Sought-after location
- Living room
- Kitchen
- Bathroom
- Double glazing
- Gas central heating
- Front and rear garden
- Driveway

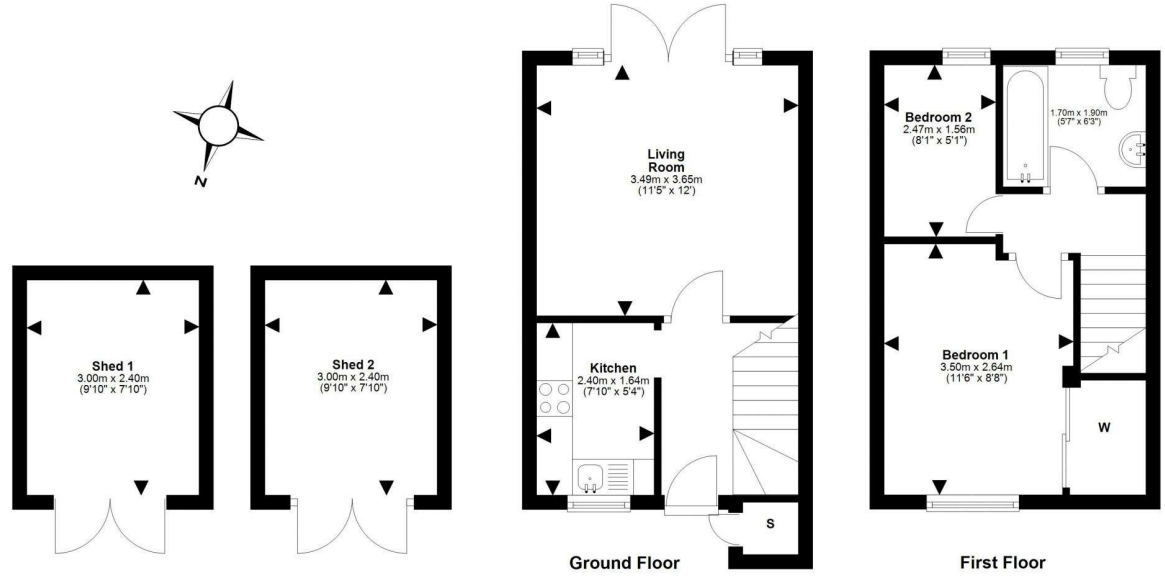
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including fridge and washing machine, separate freezer and all blinds/curtains will also be included. EPC: C CT: C Factors: Approx. £18 P/M Charles Whyte.

Situated in the picturesque coastal village of South Queensferry on the banks of the River Forth the property is ideally 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 distant and can be accessed by regular bus service or by train. Local shopping can be found in close proximity along with banks, building societies and the local Post Office. More extensive shopping can be found either in Dunfermline or Livingston both approx. 6 miles, The Gyle Shopping Centre on the western tip of Edinburgh's boundaries is approximately 5 miles. Quality schooling establishments from nursery to secondary schools are within easy reach of the property.





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.

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