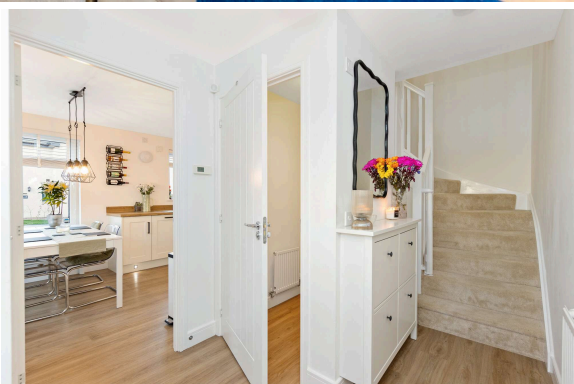




19 East Briggers Brae
SOUTH QUEENSFERRY | EDINBURGH | EH30 9DN


warners
solicitors & estate agents



19 East Briggers Brae

SOUTH QUEENSFERRY | EDINBURGH | EH30 9DN

Nestled within a modern, sought-after development in the heart of South Queensferry, this beautifully presented three-bedroom semi-detached home offers contemporary living in a prime location. Immaculately maintained throughout, the property boasts a stylish interior, high-quality finishes, and an excellent layout ideal for couples, families, or anyone seeking a move-in-ready home.

The spacious living room sits to the rear of the property and is flooded with natural light, thanks to elegant French doors that open directly onto a fully enclosed side garden, a fantastic private space for relaxing, entertaining, or safe outdoor play.

The modern kitchen/dining area is located to the front and features sleek cabinetry along with a full range of integrated appliances, blending practicality and style. A convenient WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, all designed with comfort in mind. A modern family bathroom and additional shower room provide excellent flexibility for busy households. Built-in storage is thoughtfully incorporated throughout.

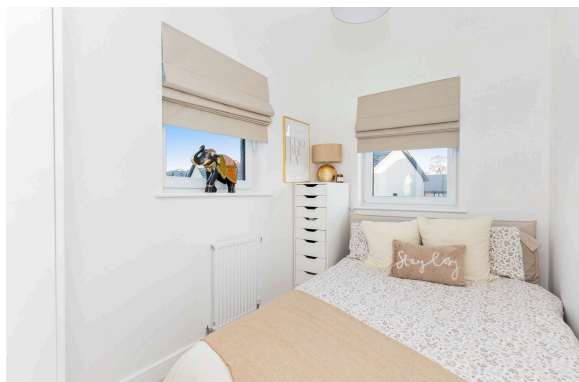
Externally, the home enjoys access to a residents' car park situated to the rear of the property, ensuring convenient parking close at hand.

With its immaculate presentation, modern specification, and superb location within a thriving new community, this wonderful property represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

- Modern 3-bedroom semi in South Queensferry
- Light-filled living room with garden access
- Stylish kitchen with integrated appliances
- Generous principal bedroom
- Family bathroom and en-suite shower room
- Residents' car park access

Energy Rating B, Council Tax E

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

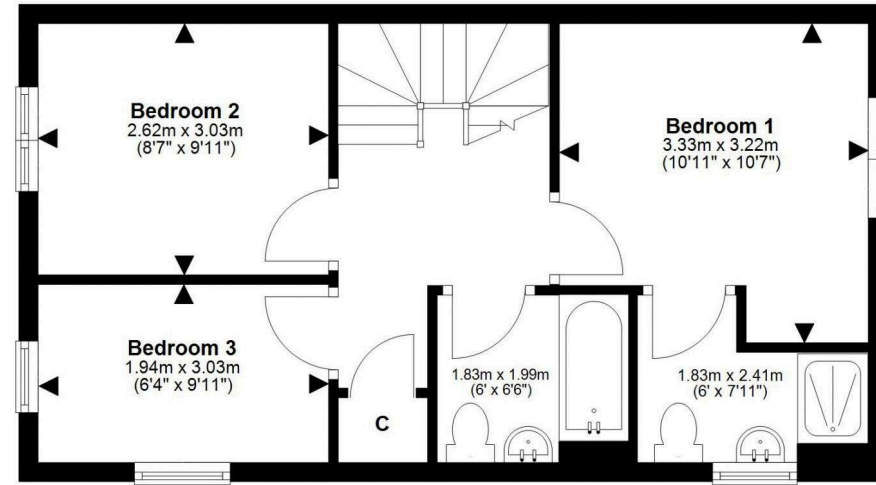


Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh 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.

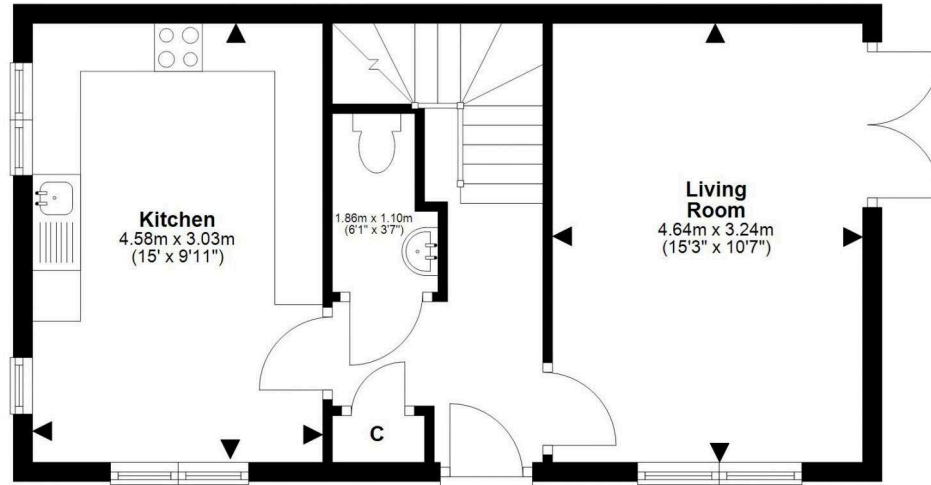
All fixtures, fittings (excluding light fittings which will be replaced), blinds & integrated appliances are included in the sale.

All other furniture may be available through separate negotiation.

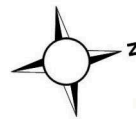
Factor Fees of approximately £75p/m payable to SG Property Management



First Floor



Ground Floor



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.