

COULTERS®

# 8 PRIMROSE GARDENS

SOUTH QUEENSFERRY, EH30 9QQ

 2 BED  1 BATH  1 PUBLIC





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## TAKE A LOOK INSIDE

8 Primrose Gardens is a bright, spacious and appealing mid-terraced house, situated in the popular coastal town of South Queensferry on the banks of the Firth of Forth. The property has been a much loved home for the same family since the 1980's and is now ready for its next chapter of ownership. The recently added external insulation gives the home a smart exterior in addition to increased energy efficiency within. The home has been freshly decorated, but does require some upgrading including new flooring/carpets. The front door opens onto a bright entrance hall, flooded with natural light provided by two large windows that flank the main door. A handy storage cupboard is also located here in addition to the stair to the upper floor.

## KEY FEATURES



Recently redecorated, well proportioned mid-terraced house.



Two double bedrooms and a study.



Private front and rear garden with decking.



Unrestricted on-street parking.



Excellent local amenities nearby



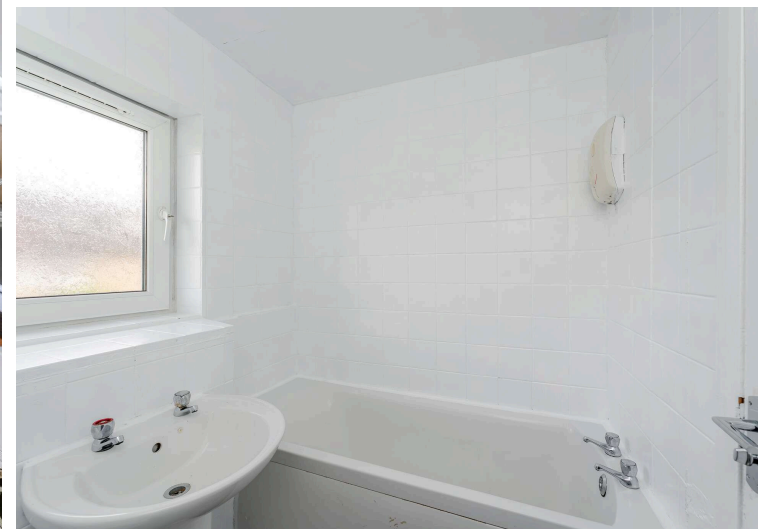
Located in picturesque South Queensferry.



EPC Rating - D



Council Tax Band - D



The bright, spacious dual aspect sitting room benefits from windows at both end filling the room with yet more light. The fireplace (with electric fire) makes a lovely focal point in the room. The kitchen is to the rear of the property, offering views to the rear garden. It is fitted with wall and base mounted cabinetry, along with integrated appliances (electric hob, double oven, extractor hood), a washing machine and dishwasher. On the first floor are two spacious double bedrooms; one to the front with fitted wardrobes and one to the rear. There is also a study which could be used as a nursery. The bathroom has a bath (with electric shower over), WC and wash hand basin and completes the internal accommodation. Heating and hot water is provided by gas central heating, and there is double glazing.

Externally, the front garden is mainly laid to lawn with a path leading to the front door. The rear garden is enclosed and also mainly lawn, but has a raised decked area at the end of the garden, perfect for capturing the evening sunshine in good weather.







## THE LOCAL AREA

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes.

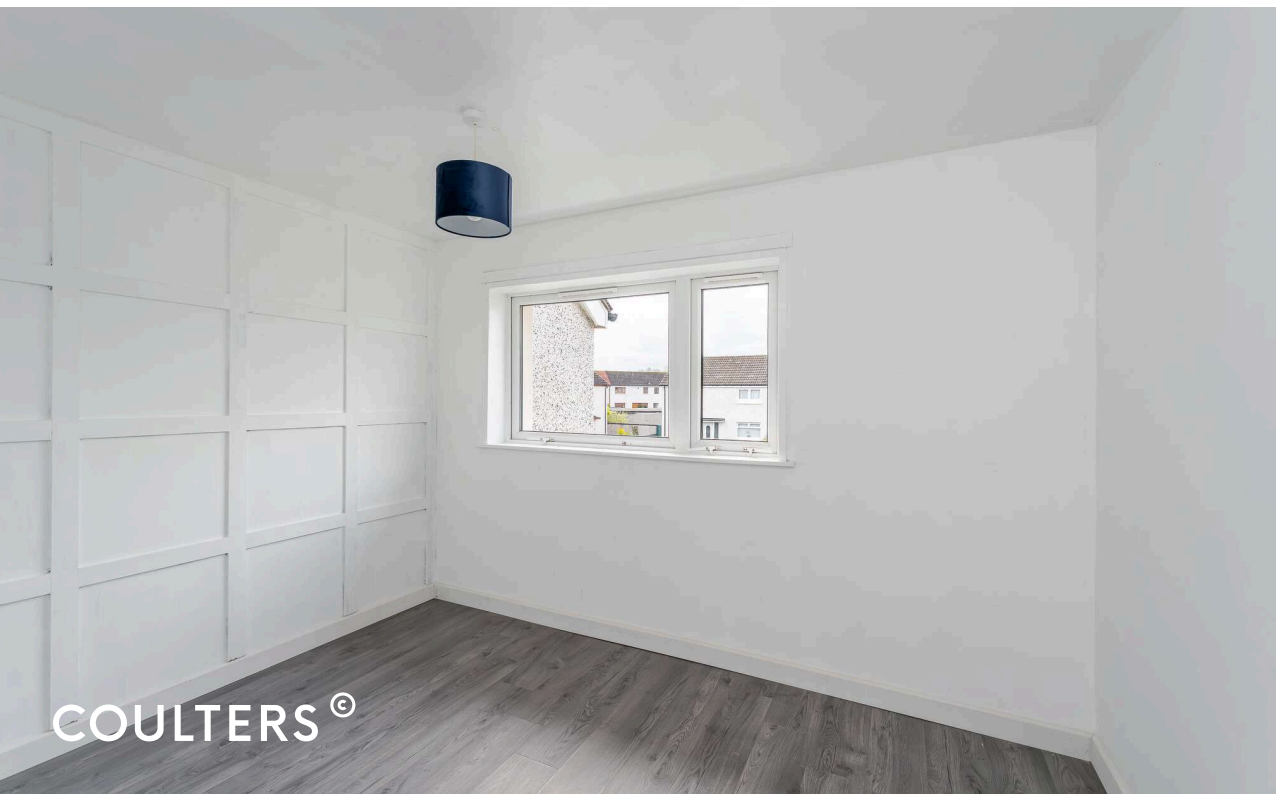
The Conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers.

On the outskirts of town, you will find a major supermarket well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature.

With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient. Dalmeny train station is also close by.

## EXTRAS

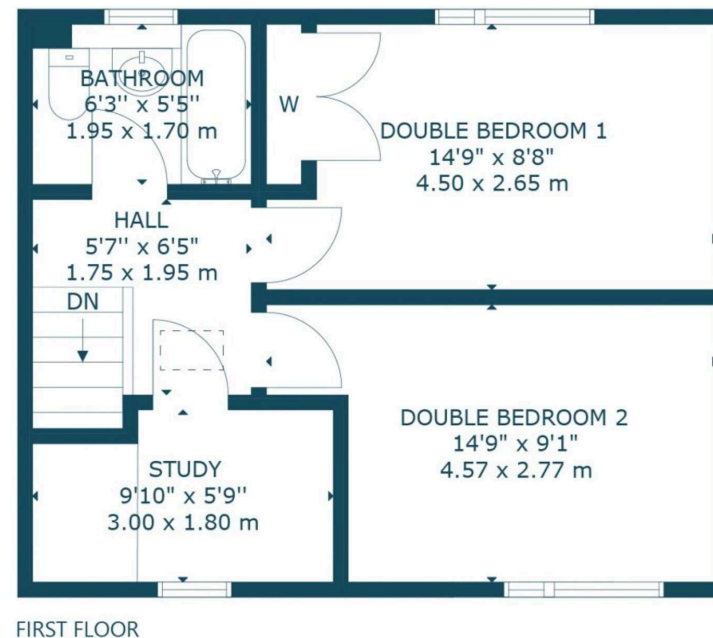
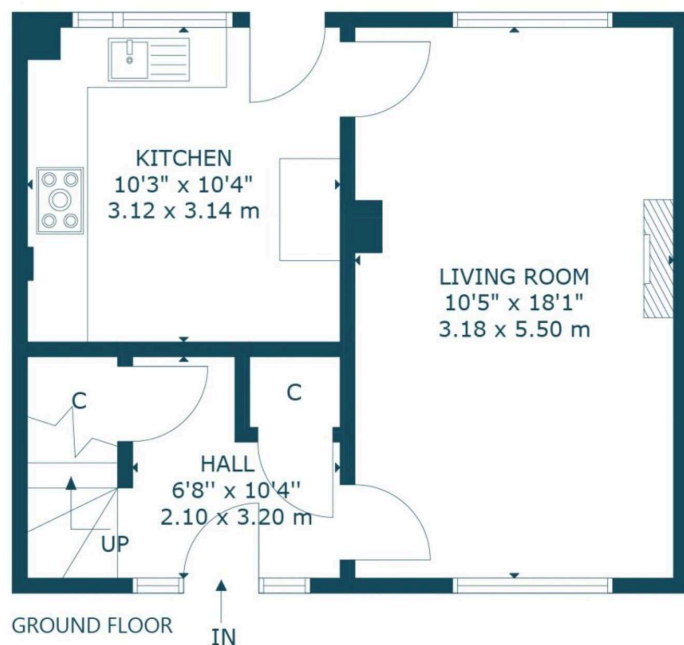
All integrated appliances, fridge/freezer, washing machine and dishwasher are included in the sale price.











8 PRIMROSE GARDENS, SOUTH QUEENSFERRY, EH30 9QQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.