

COULTERS[©]

FLAT 12, 1 CARSWELL WALK

SOUTH QUEENSFERRY, EH30 9DG

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This two bedroom apartment forms part of a modern development (completed in 2023), located within walking distance of Dalmeny train station and the picturesque waterfront of South Queensferry with its wide range of shops, cafés, bars and restaurants. With superb elevated views to the Forth bridges, the property is situated on the top floor, and boasts a bright corner aspect and immaculate interiors that have been upgraded by the current owners.



KEY FEATURES



Immaculate top floor flat.



Two double bedrooms, one with an en-suite.



Wonderful views to the Forth bridges.



Resident's parking.



Easy access to major road networks.



Walking distance to local train station.



EPC Rating - B



Council Tax Band - D



The accommodation comprises: an entrance hall with two storage cupboards; stylish open plan kitchen/ dining room and sitting room with two Juliette balconies with French doors; principal double bedroom with feature paneled wall, built-in wardrobes and three piece en-suite shower room; second double bedroom also with integrated wardrobes and a bathroom with overhead shower, chrome heated towel rail and Porcelanosa tiles. Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

Outside, there are well-maintained communal grounds around the development including a playpark and seating areas. There is a residents' car park positioned to the rear of the building along with a bike and separate bin store. A secure entry system is in place and the factors for the development are SGPM. Quarterly factoring charges are approximately £89.





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 breath-taking 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.

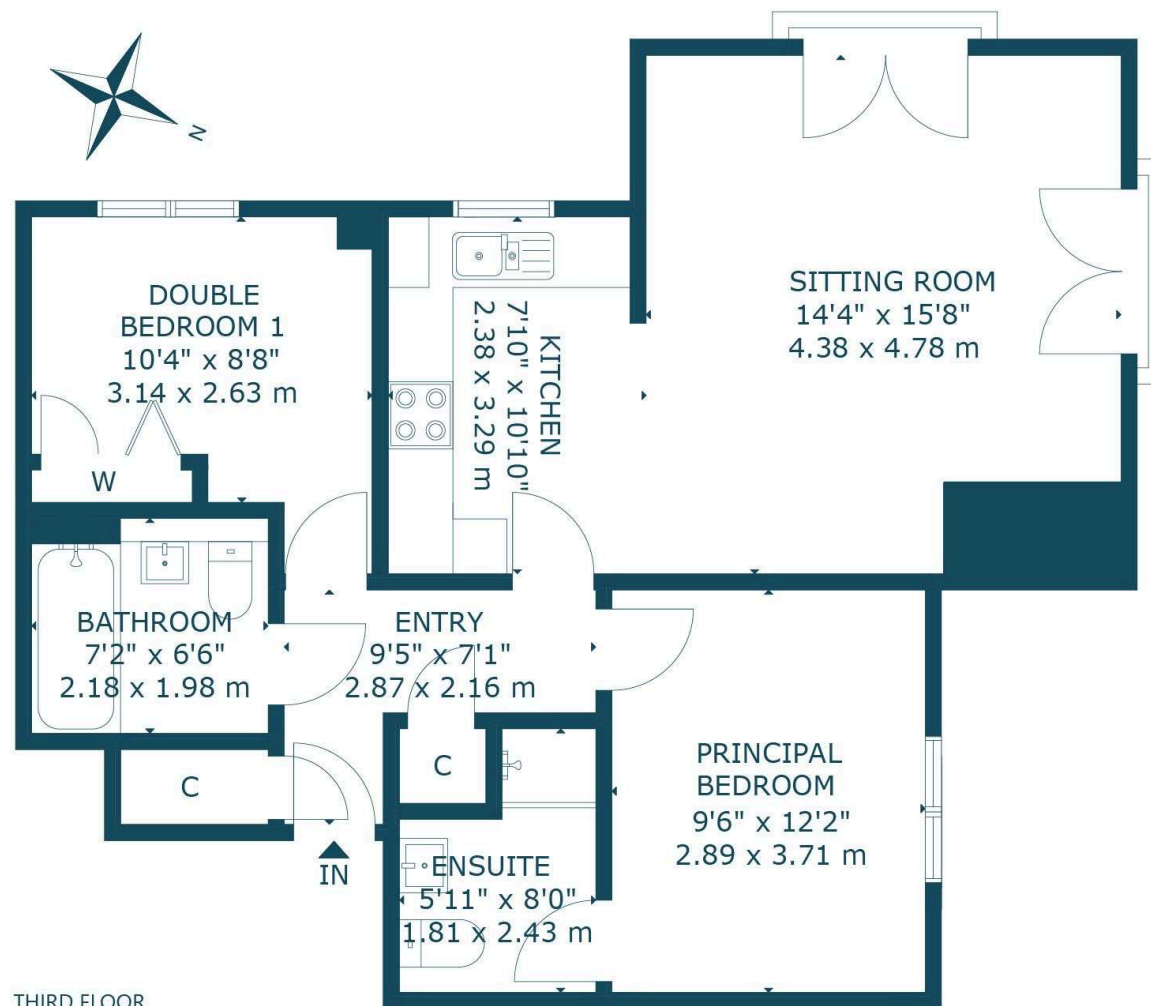
EXTRAS

All blinds, curtains, light fittings, fitted flooring, the washing machine, microwave and integrated appliances are included within the sale price.



HOME REPORT VALUATION: £250,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 704 SQ FT / 65 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.