

COULTERS[©]

21 STEIN STREET

SOUTH QUEENSFERRY, EH30 9BH

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

21 Stein Street is an extremely impressive detached house, set on a larger-than-average plot at the end of a cul-de-sac within a popular residential area of South Queensferry. The position offers excellent privacy and a particularly child-friendly environment.

The property provides spacious, immaculately presented accommodation that has been thoughtfully enhanced by a high-quality rear extension, creating a superb family home with excellent flow and versatility.

KEY FEATURES



Stunning detached family home.



Wow factor extension with open plan kitchen and sitting room.



Principal bedroom with luxurious dressing room and en suite.



Large driveway and garage.



Landscaped, low maintenance private gardens.



Short commute via train or car into Edinburgh.



EPC Rating - B



Council Tax Band - F





The heart of the home is the outstanding open-plan kitchen and sitting room, formed as part of the extension and flooded with natural light from triple sliding doors and skylights. This exceptional space has been designed with modern living firmly in mind, offering a bright and welcoming environment throughout the day. The stylish kitchen has a statement island and is fitted with sleek cabinetry and a comprehensive range of quality appliances including an AEG induction hob, double Neff Slide & Hide oven, Neff coffee machine, wine fridge, double fridge freezer and an instant hot water tap. Opposite the kitchen is a gorgeous sitting room where a living flame electric fire provides an attractive focal point. The sliding doors open directly onto the rear garden patio, creating a seamless connection between indoor and outdoor living.





MORE INFORMATION

To the front of the property is a separate dining room, also featuring a living flame electric fire, offering an ideal space for more formal entertaining. Sonos surround sound has been fitted across the ground floor and there is also welcoming entrance vestibule, handy WC and useful storage on this level.

Upstairs, there is a truly luxurious principal bedroom with an ensuite shower room and a large adjoining dressing room with built-in wardrobes. If preferred, a purchaser could easily reinstate the original layout to create a fourth bedroom in place of the dressing room (subject to the necessary consents). Two further double bedrooms both benefit from built-in wardrobes and are served by a contemporary family bathroom.

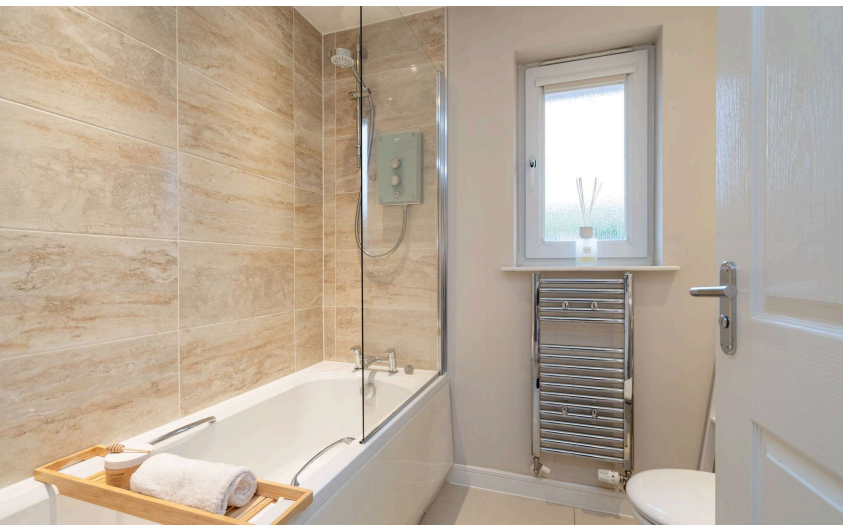
The landscaped rear garden has been designed for low maintenance and enjoyment, featuring an astro lawn, patio area and two decked spaces, one of which houses a hot tub, creating an excellent outdoor entertaining environment.

The garage is currently configured as a home gym with mat flooring but can easily be reverted to a traditional garage if desired. A large walled resin driveway provides off-street parking for multiple vehicles.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

The factors for the development are Spiers and Gumley. Quarterly factoring charges are approximately £44.









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 commuting 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 Bridges. The town has a range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers.

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.

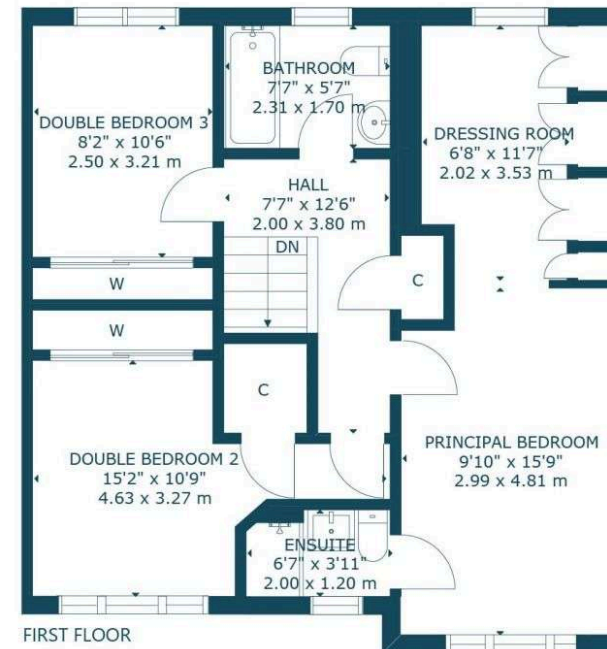
EXTRAS

All fitted flooring, light fittings, blinds, curtains and integrated appliances are included in the sale. Other items, including the hot tub, may be available subject to separate negotiation. The wall mounted TV is NOT included.



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HOME REPORT VALUATION: £525,000



21 STEIN STREET, SOUTH QUEENSFERRY, EDINBURGH, EH30 9BH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,488 SQ FT / 139 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.