McEwan Fraser Legal
Solicitors & Estate Agents

Flat 8, 4 Friars Croft Crook

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9EE

An exceptional modern home with uninterrupted Forth and Bridge views in immaculate order

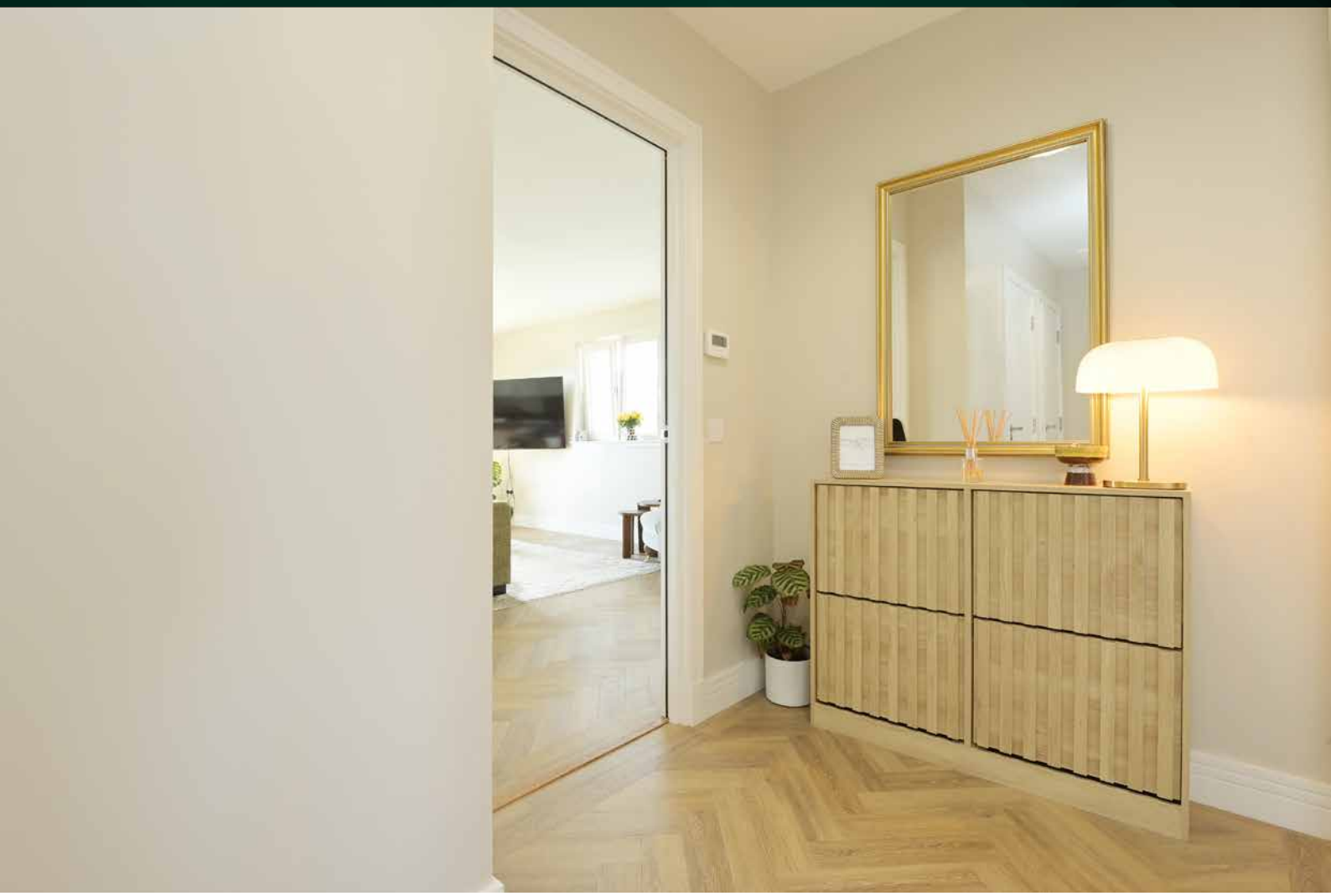
0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to present to the market this exceptional Cala-built apartment, occupying an enviable second-floor position within one of South Queensferry's most desirable settings. Combining contemporary luxury with breathtaking views and an outstanding level of presentation, this impressive home offers a superb lifestyle opportunity in a truly prestigious location.

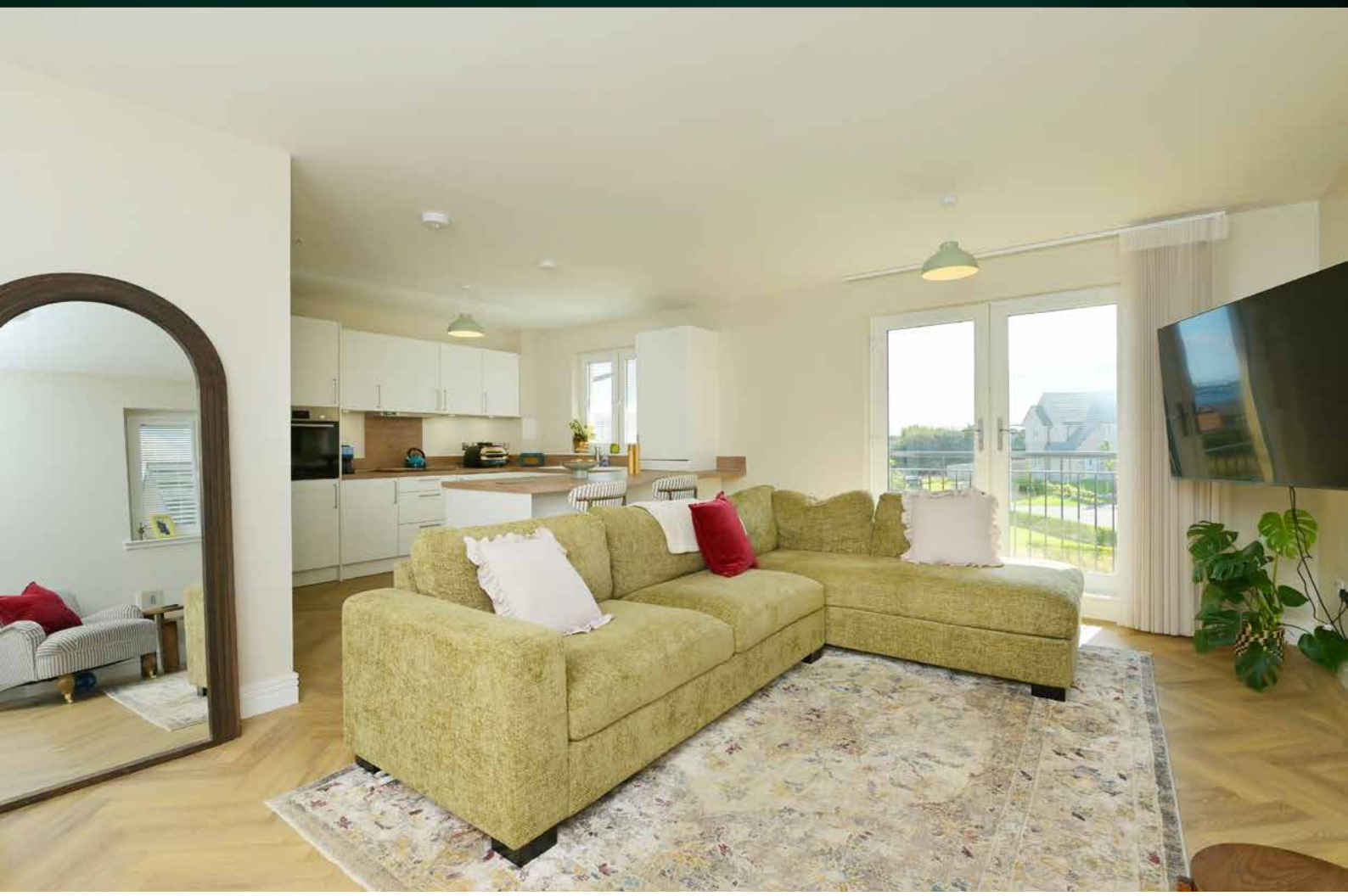
THE ENTRANCE HALL



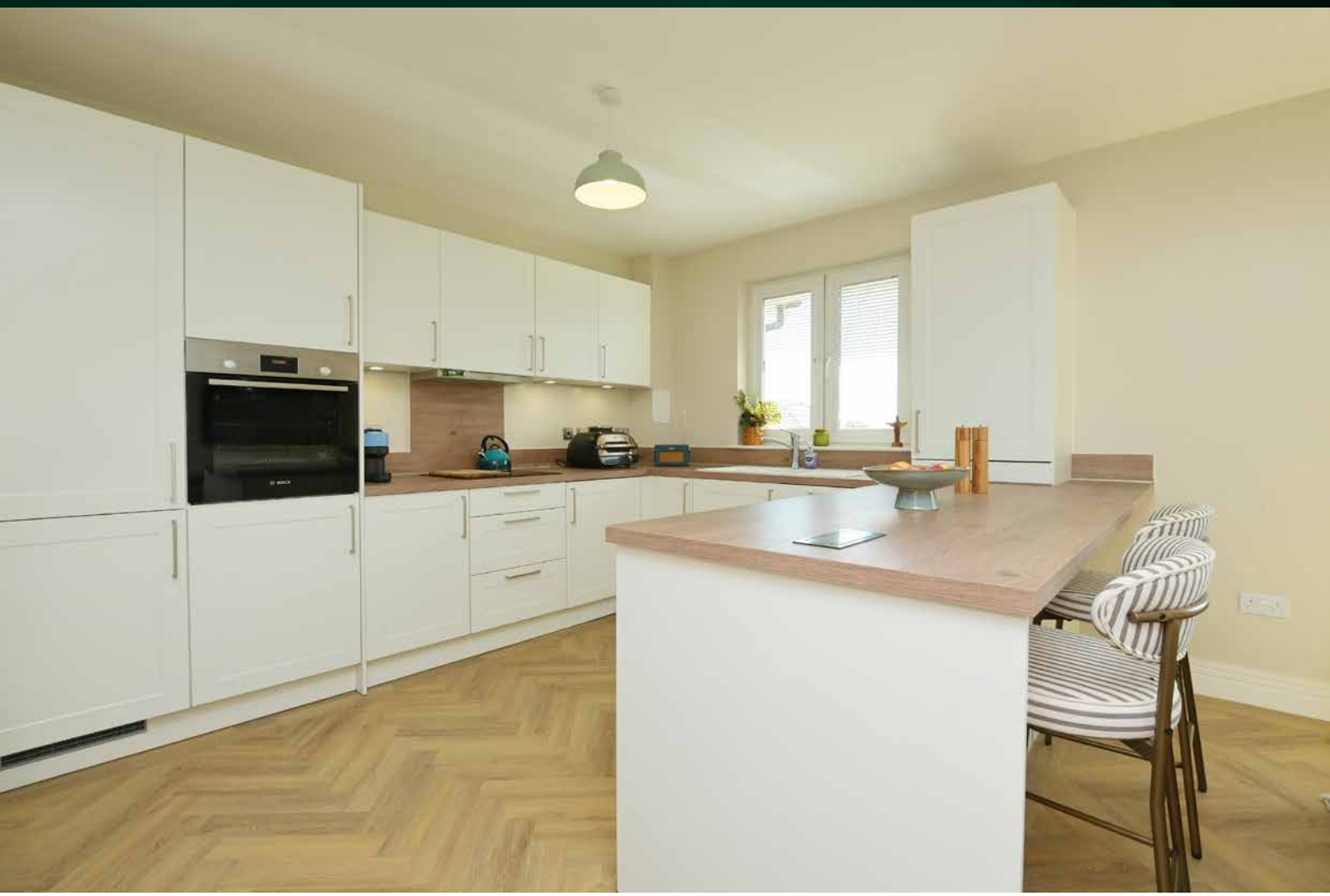
Access is via a secure entry system, leading to a well-maintained communal stairway and the private entrance to the property. Upon entering, the welcoming inner hallway immediately creates a sense of space and quality, providing access to all rooms and complemented by an excellent range of integrated storage.

The undisputed centrepiece of this beautiful home is the magnificent open-plan lounge, kitchen and dining space. Designed perfectly for modern living and entertaining, the room is bathed in natural light from expansive windows and French doors opening onto a Juliet balcony. Beyond, an exceptional outlook stretches across the Firth of Forth towards the world-famous Forth Bridges, providing a spectacular backdrop that can be enjoyed throughout the day and into the evening.

THE LOUNGE



THE KITCHEN / DINER

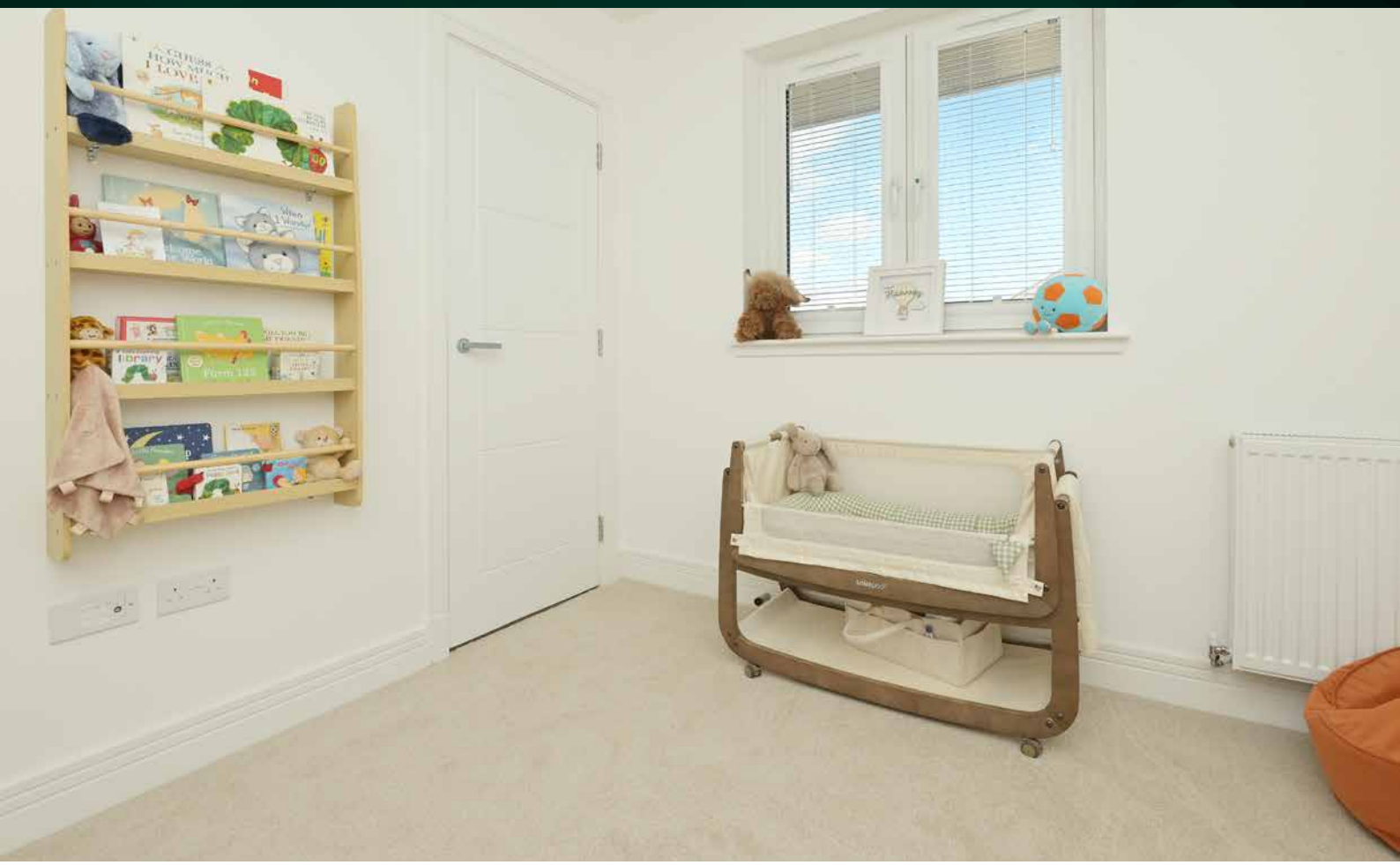


The stylish kitchen has been thoughtfully incorporated into this impressive living environment, creating a sophisticated yet wonderfully practical space where cooking, dining and relaxing come together seamlessly. Whether enjoying a quiet morning coffee or entertaining guests, this is undoubtedly a room designed to be enjoyed.

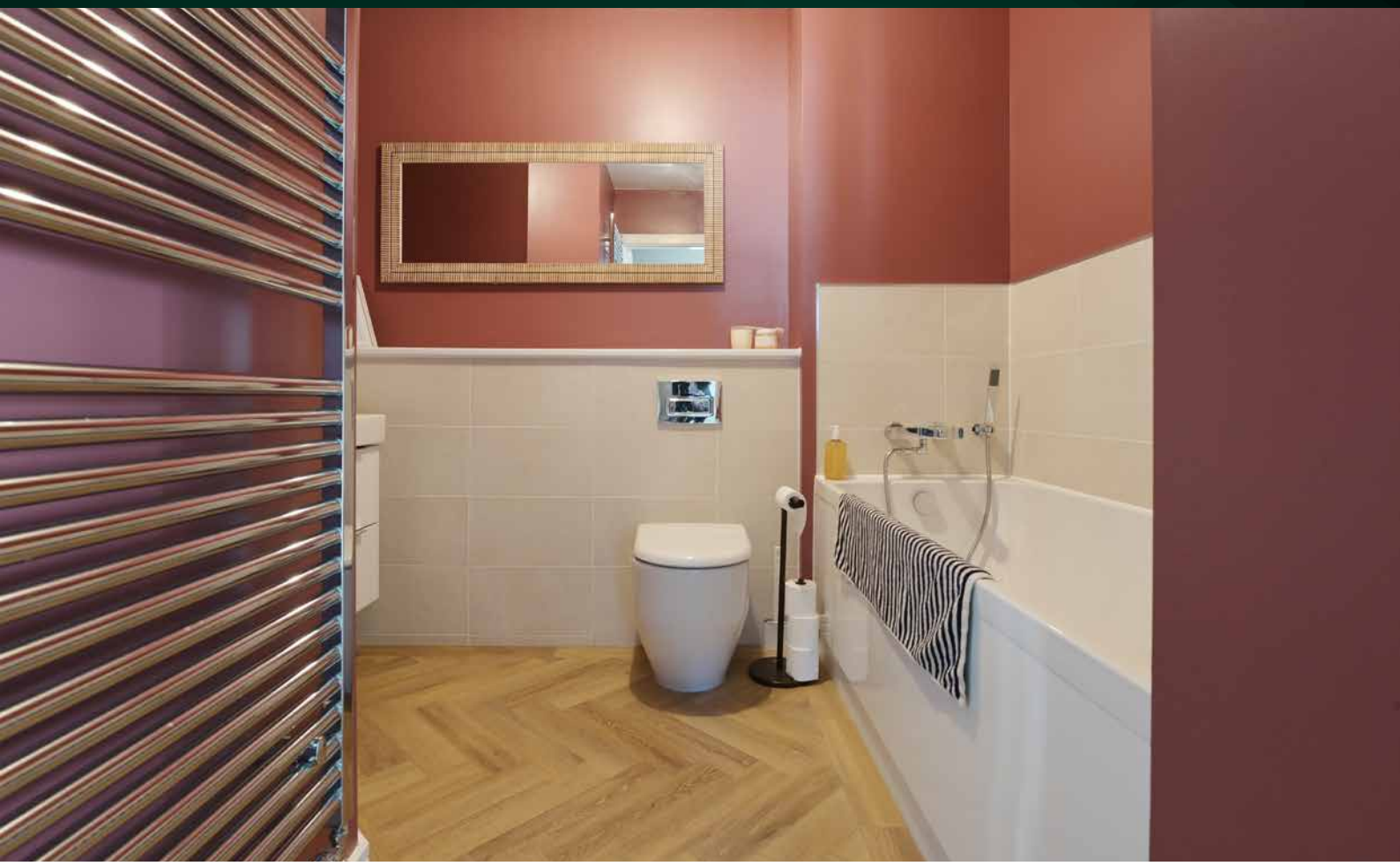
The property offers two beautifully proportioned double bedrooms, both providing excellent space for a range of furnishings. The principal bedroom enjoys the added luxury of a stylish en-suite shower room, creating a private and relaxing retreat. A contemporary family bathroom, complete with shower over bath, provides further beautifully appointed accommodation.

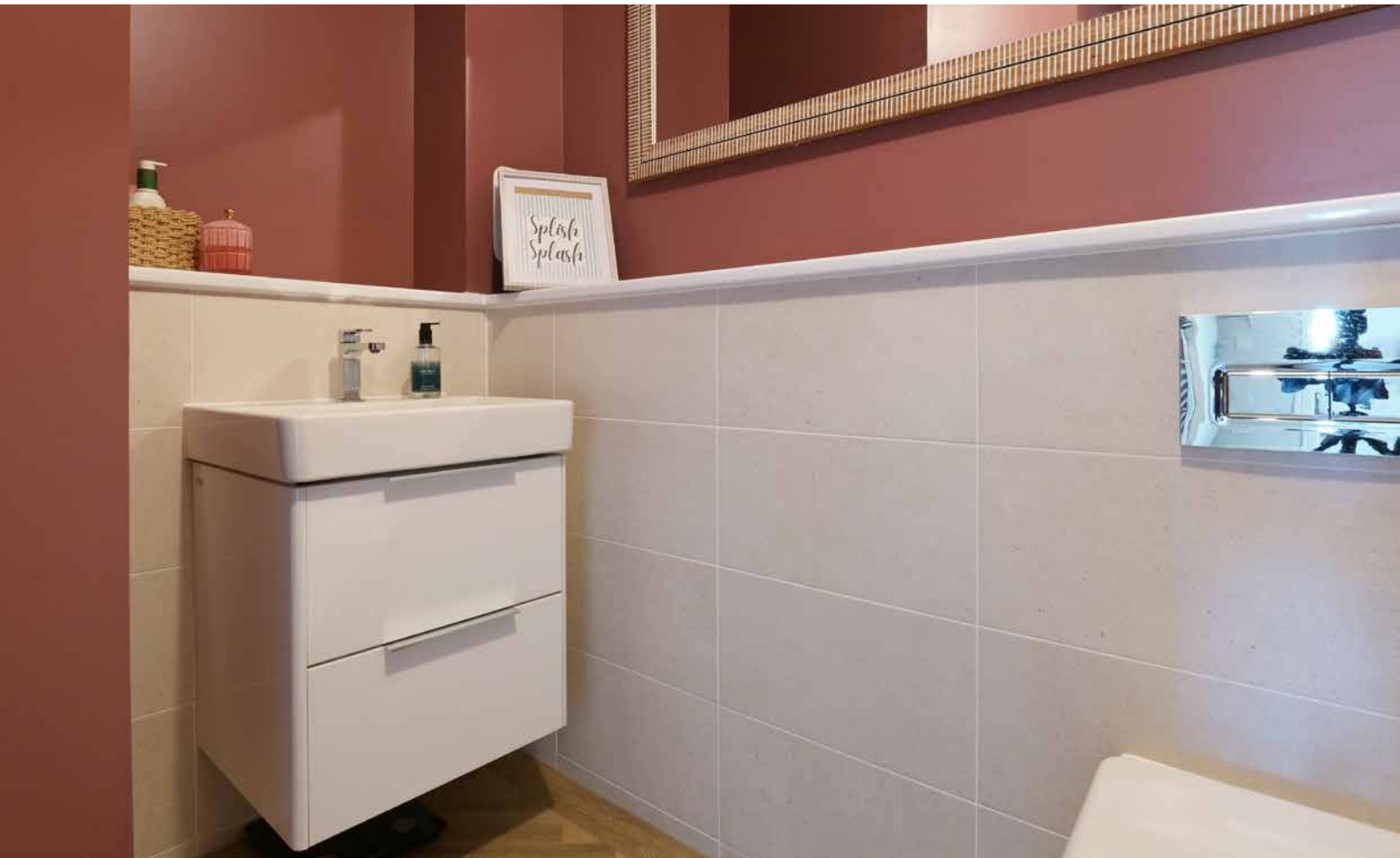
BEDROOM 1

BEDROOM 2



THE BATHROOM



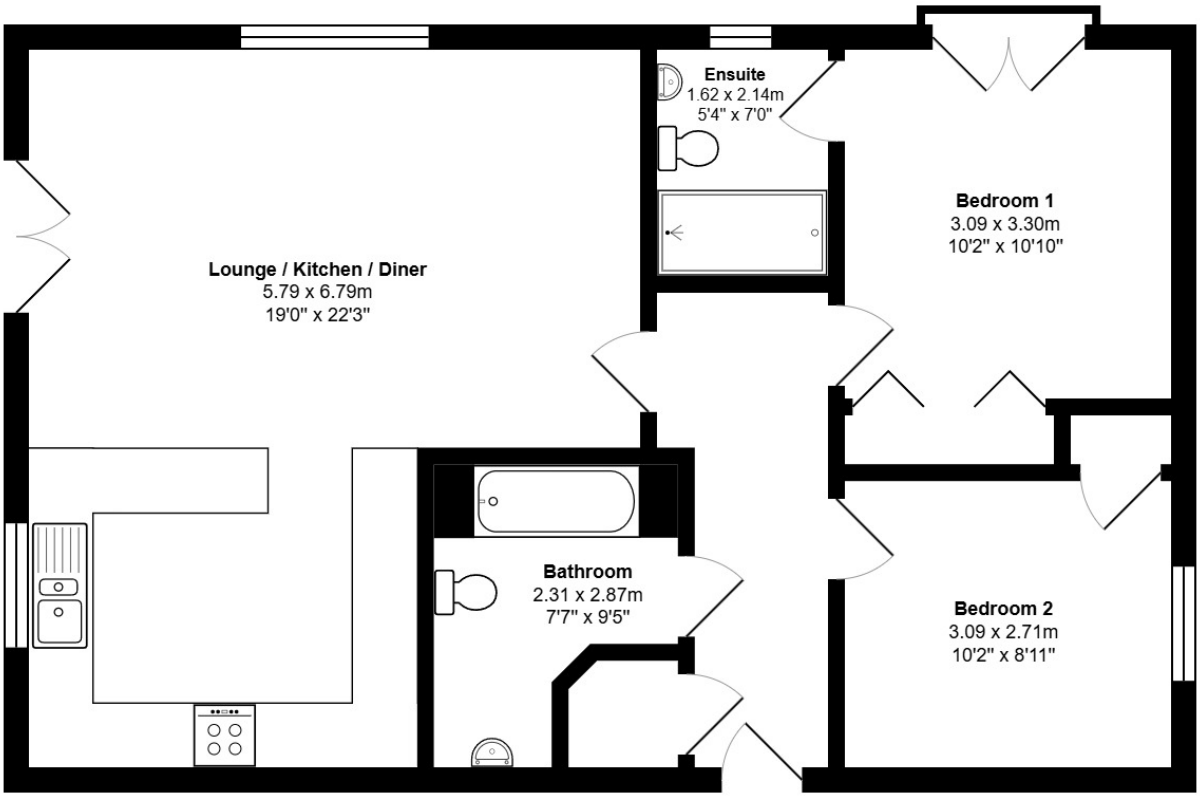


Presented in exceptional condition throughout, this outstanding apartment requires little more than the new owner's personal touch. The combination of Cala Homes quality, generous proportions, contemporary interiors and spectacular views makes this a particularly desirable home.

An exceptional modern home, an extraordinary outlook and a prestigious South Queensferry address, this is a property that must be viewed to be fully appreciated.

EXTERNALS & VIEWS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 73m^2 | EPC Rating: B

THE LOCATION

Nestled on the picturesque banks of the Firth of Forth, South Queensferry offers the perfect blend of charming coastal living and outstanding connectivity. This sought-after town, just a short drive from Edinburgh city centre, is ideally situated for both commuters and families looking for a vibrant yet peaceful community. The area boasts excellent transport connections, making it ideal for those who travel for work or leisure. The nearby Dalmeny railway station provides regular and efficient services to Edinburgh Waverley, with journey times of around 20 minutes. The A90 and M90 road links offer swift access to the capital, the central belt, and Fife, while Edinburgh Airport is just a 15-minute drive away. Additionally, frequent bus services ensure seamless local travel, and the iconic Queensferry Crossing facilitates effortless connections across the Forth.

The town is well-served with a wide range of amenities, including independent shops, cosy cafes, traditional pubs, and quality restaurants offering both local and international cuisine. A Tesco superstore and other major retailers are conveniently located nearby, while the historic High Street provides a delightful setting for weekend strolls and boutique shopping. For leisure and recreation, residents enjoy access to picturesque waterfront walks, cycling routes, golf courses, and boat tours on the Firth of Forth.

South Queensferry is an excellent choice for families, thanks to its strong educational provision. The area is home to highly regarded primary schools such as Queensferry Primary and Echline Primary. For secondary education, the well-respected Queensferry High School offers a broad curriculum and strong academic results, with modern facilities supporting a wide range of extracurricular activities.

With its stunning surroundings, excellent transport links, diverse amenities, and high-quality schools, South Queensferry offers an exceptional lifestyle opportunity for buyers seeking peaceful living with city convenience.

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