



5 Atheling Grove
SOUTH QUEENSFERRY | QUEENSFERRY | EH30 9PF


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Attractively presented two bedroom upper flat with a pleasant outlook, boasting a lovely position tucked away on the development, whilst within close proximity to scenic coastal walks, the Railway Station and South Queensferry town centre. This is a beautiful home with a spacious double aspect living room, with space for both relaxation and dining, a stylish fitted kitchen currently comprising a breakfast bar, fridge/freezer, electric hob and oven, There are two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a shared garden, a partially floored attic and residents parking.

- Entrance hall
- Spacious double aspect living room
- Stylish fitted kitchen
- Two well proportioned bedrooms
- Bathroom
- Electric heating and Secondary glazing
- External wall insulation
- Shared garden
- Residents parking

Energy Rating D, Council Tax Band B.

Fees payable to factor, Manor Estate Housing Association, approx. £20 per month, and can change due to work carried out.

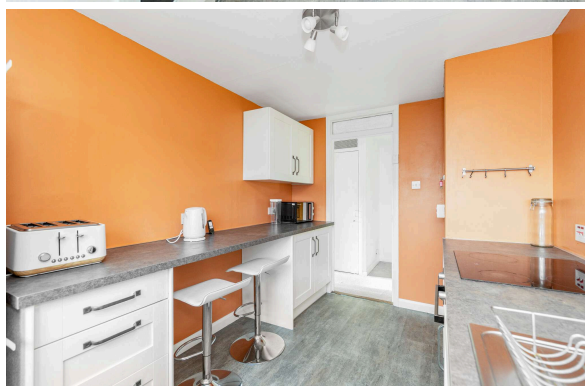
All fixtures, fittings, blinds, integrated kitchen appliances, fridge freezer, washing machine and kitchen bar stools will be included in the sale. Double bed can be included in sale upon buyers request.

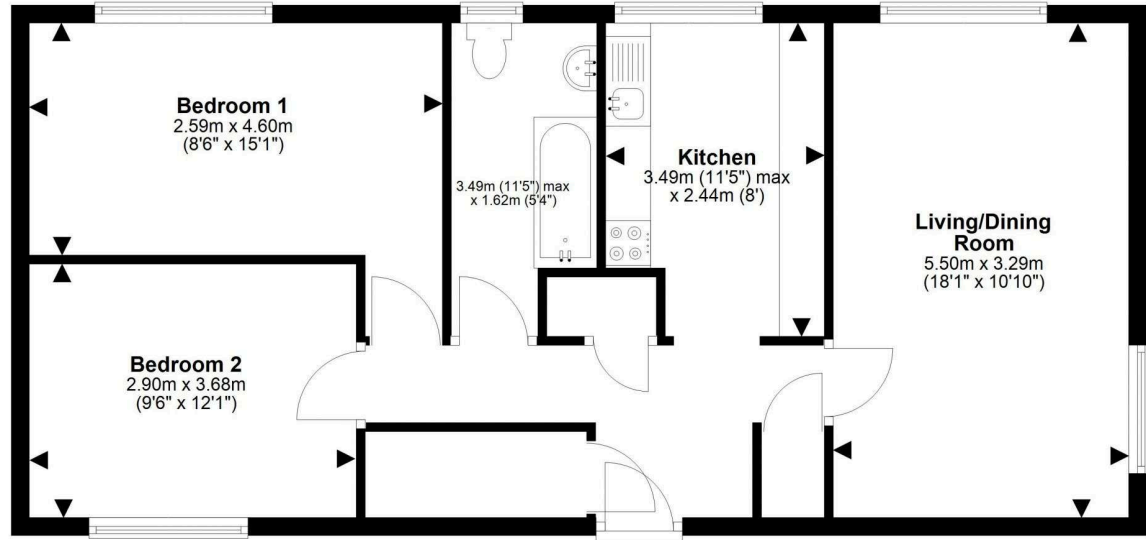
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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



The town of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges and the Queensferry Crossing form a splendid backdrop to the village. Excellent amenities are available including Post Office and banking services, a great selection of local shops and a supermarket. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton Roundabout provides a link to the Gyle Shopping centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. South Queensferry is set in the heart of the countryside and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and a recreational centre with tennis courts and a five-a-side footpath pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. One can also visit the excellent pubs, cafes and restaurants within the town.





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.