



8 Atheling Grove
SOUTH QUEENSFERRY | EH30 9PF


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Well presented two-bedroom lower flat boasting a rear garden with patio area, situated in the popular town of South Queensferry, just west of Edinburgh.

This beautiful apartment has been tastefully decorated and maintained to a high standard throughout and is offered to the market in move-on condition. The living/dining room is of a good size and from here patio doors provide access to the garden to the south & west-facing rear garden. The separate, contemporary kitchen benefits from ample integral cupboard storage. Both bedrooms are well-sized doubles, with either room having the flexibility to be employed as a home office, study or gym, giving the property a good degree of flexibility, and a family bathroom completes the accommodation.

Offering immense appeal to a range of buyers including first time purchasers, couples, young families, and those looking to downsize, early viewing is essential.

- Two-bed lower flat
- Sought-after location
- Living/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Rear garden with patio area
- Residents parking

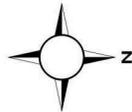
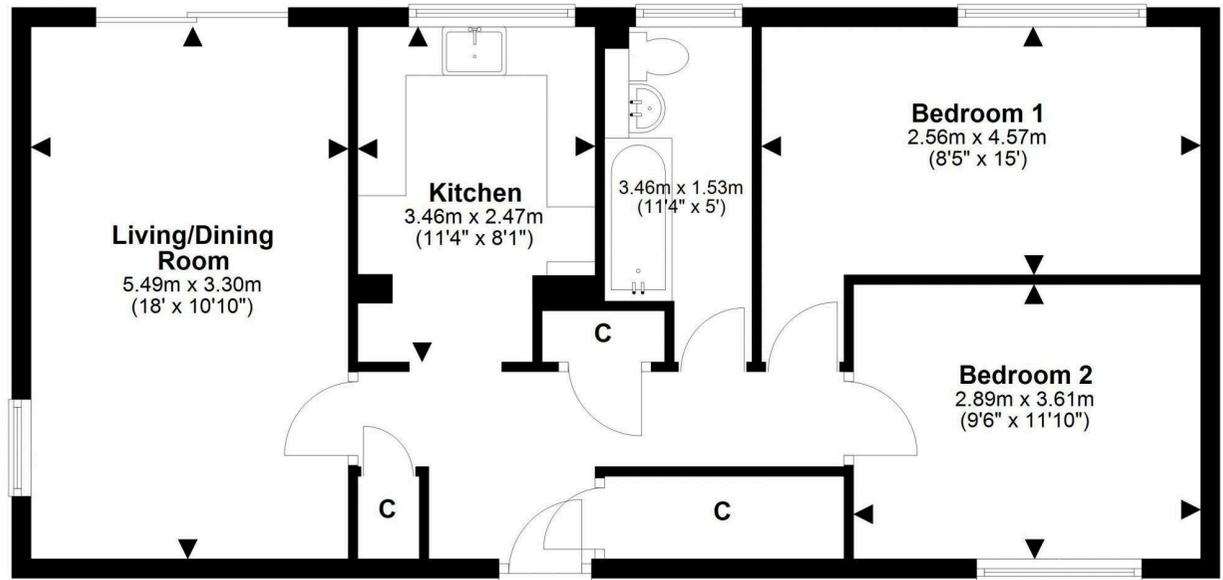
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Kitchen appliances including fridge/freezer & washer/dryer will be included in the sale of the property along with all blinds and curtains. EPC: C. CT: B. Factoring: Manor Estates Approx. £150 per year

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





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.