



Comfortable living with enviable location

Two-bedroom, top (second) floor flat



A bright and spacious dual-aspect, two-bedroom, top (second) floor flat, ideally situated in the sought-after coastal town of South Queensferry, just north-west of Edinburgh's city centre. Enjoying a pleasant open outlook to the front towards the iconic Forth Railway Bridge and across the Firth of Forth to Fife, this attractive home combines comfortable living with an enviable location. A wide range of local amenities are within easy reach, while South Queensferry's charming historic High Street, picturesque waterfront, cafés, restaurants and transport links are all just a short distance away. The accommodation is well presented throughout and comprises a welcoming entrance hall with two large, deep storage cupboards providing excellent everyday practicality. The bright and generously proportioned sitting room benefits from carpeted flooring and offers ample space for both relaxing and dining, making it an ideal setting for entertaining or everyday living. Positioned to the rear of the property, the modern kitchen is fitted with a range of contemporary base and wall-mounted units, complemented by laminate worktops, tiled splashback and attractive wood-effect laminate flooring. Both well-proportioned double bedrooms are generously sized and feature built-in mirrored wardrobes, providing an abundance of hanging and shelf space while enhancing the sense of light and space. Completing the accommodation is the bathroom, fitted with a white three-piece suite incorporating an electric shower over the bath, partially tiled walls, tiled splashback and practical vinyl tile-effect flooring. Further enhancing the property's appeal is a large, floored attic, accessed from the hallway, offering excellent additional storage space. (Some rooms have been virtually staged).

Key Features

Entrance hall

Living/dining room

Kitchen

Two double bedrooms with fitted wardrobes

Bathroom with shower

Attic

Double glazing and electric heating

Communal gardens and unallocated car parking

This development is factored by Charles White - approx. £252.00 per quarter, which includes cleaning of the common areas of the development, lighting of communal areas, landscaping, and common buildings insurance



South Queensferry

South Queensferry lies approximately 9 miles west of Edinburgh city centre and is well placed for those travelling on a daily basis with Dalmeny Railway Station providing a regular service. Alternatively major access roads including the A90 into the city or M90 north over Queensferry Crossing and also the M8 or M9. South Queensferry itself has a wide range of amenities to meet everyday needs including shops, supermarket, post office and schools at both Primary and Secondary levels. There is a wide choice of recreational and leisure facilities including parks, beaches and harbour, Port Edgar Water Sports Centre and leisure centre, as well as an abundance of cafes, restaurants and bars.



Extras

All fitted floor coverings, curtains, blinds, light fittings, electric cooker, fridge freezer, washing machine and dish washer are to be included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

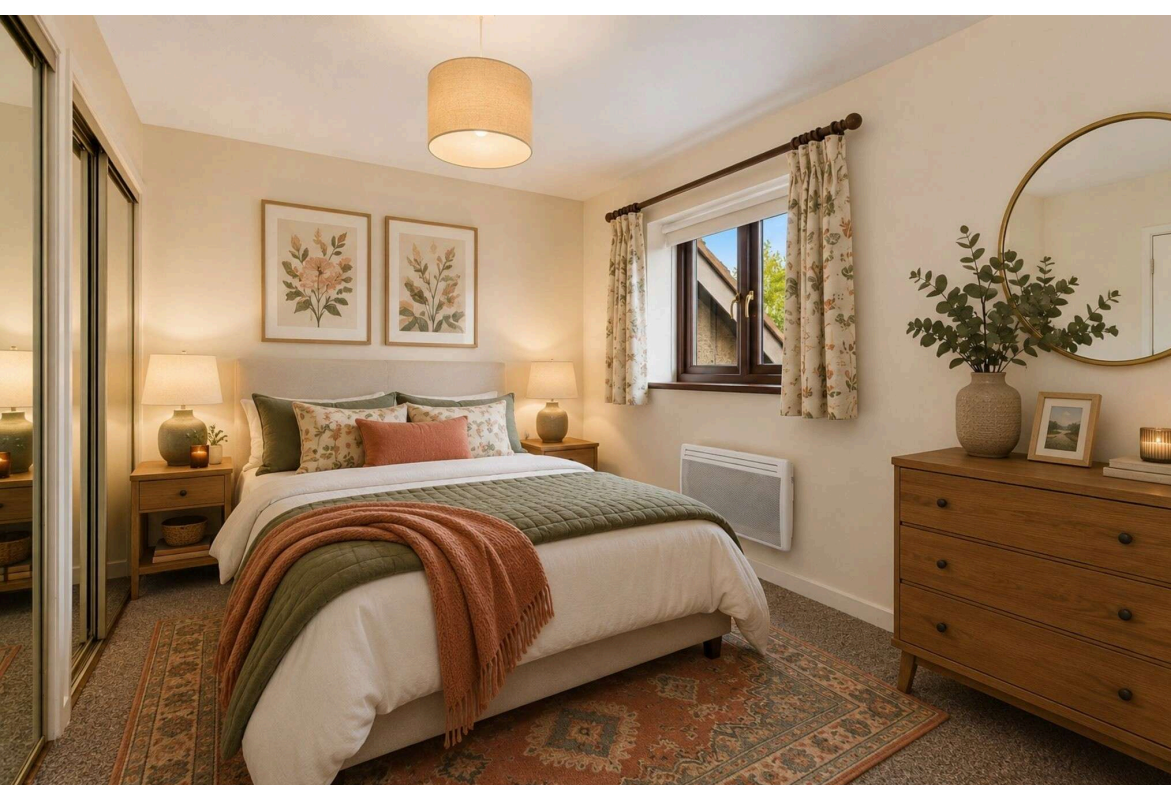
£170,000

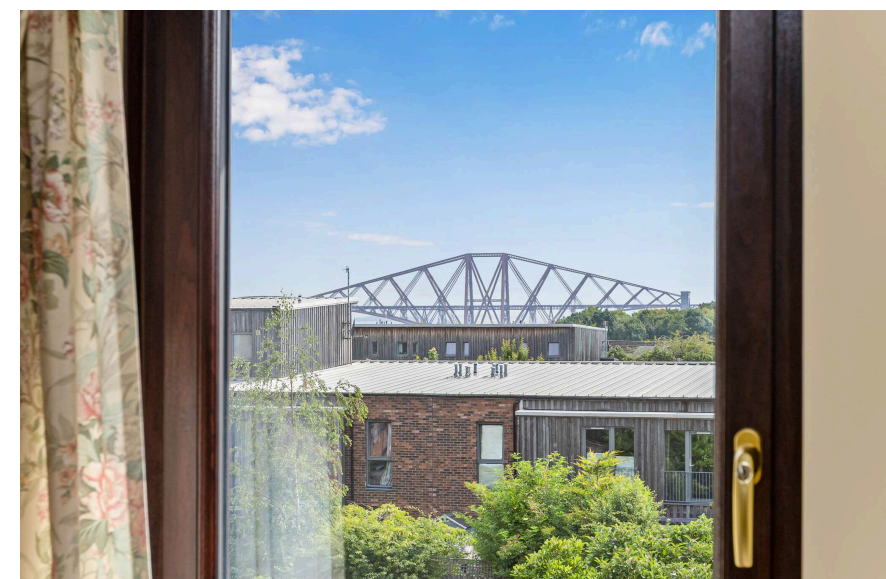
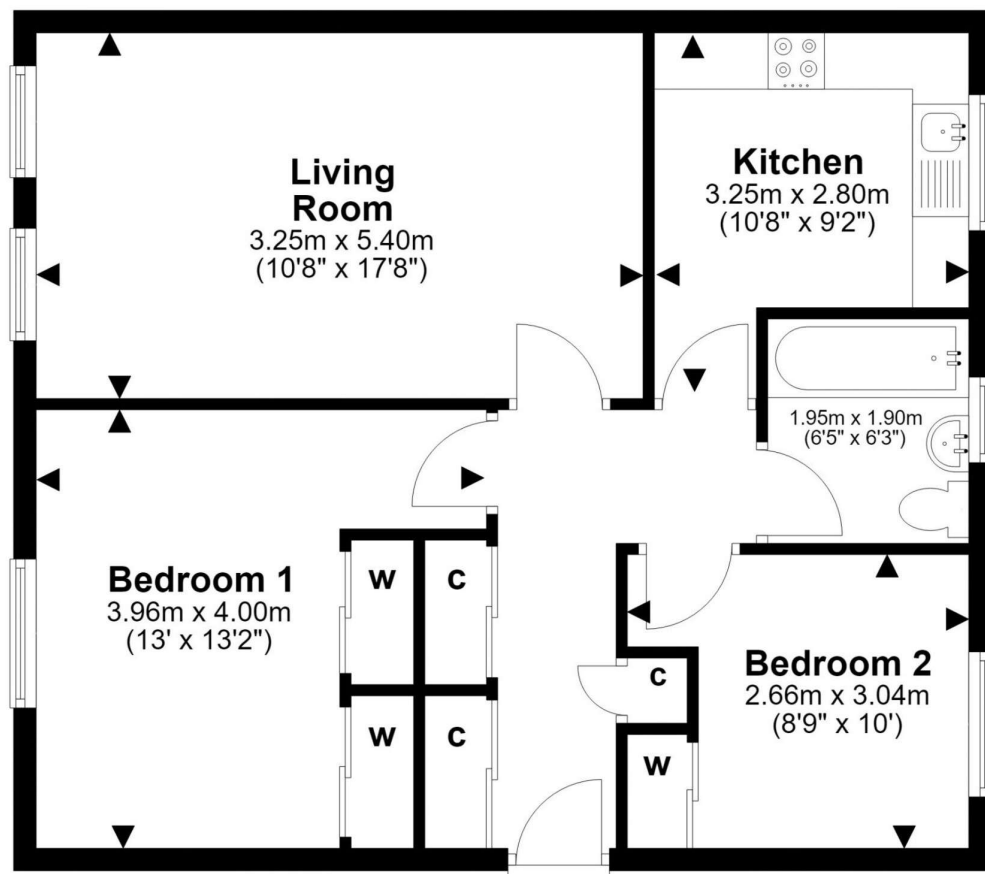
EPC Rating

D

Tenure

Freehold





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.

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