



**Briggers Brae**

South Queensferry

Fixed Price **£212,000**



## Briggers Brae

South Queensferry

\*\*\*Fixed Price £212,000 Golden Share Scheme Buyers Only \*\*\*\*

Golden Share is an approved affordable housing tenure in the City of Edinburgh, for people who can show that they are in housing need. Properties are designated as Golden Share through Planning Applications. Properties are sold at 80% of open market value making them affordable to people in housing need (who could not afford to purchase a similarly sized property in the local area). People applying for or purchasing a Golden Share property are both referred to in this guide as the “applicant(s)”. The process for Golden Share is similar to a standard house purchase and the applicant(s) own 100% of the property. However, the applicant(s) must demonstrate that they are eligible for Golden Share and provide all the necessary evidence with their application.

<https://www.edinburgh.gov.uk/downloads/download/15263-to-golden-share-april-2022>.

Built by Taylor Wimpey in 2022 to their ever-popular Andrew design, this beautifully presented two-bedroom home offers an ideal balance of modern style, comfort and practicality. Set within a desirable new-build community in South Queensferry.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



To the left of the hallway, the modern kitchen enjoys a pleasant outlook over the front of the property. This contemporary space is fitted with sleek light-grey wooden effect cabinetry, generous worktop surfaces and integrated appliances, including a fridge freezer, washing machine, dishwasher, oven and four point gas hob..

The hallway leads through to a bright and spacious lounge positioned at the rear of the house. This room forms the true heart of the home, a relaxing and stylish retreat, decorated in soothing neutral shades and featuring elegant wall panelling, a large statement modern light fittings and french doors, open directly onto the low maintenance garden with artificial grass and patio, area, flooding the room with natural light and creating a lovely connection between indoor and outdoor living. The space is perfect for entertaining or simply unwinding at the end of the day.

Upstairs, a soft neutral carpeted staircase leads to a bright and airy two well-proportioned bedrooms. The principal bedroom is tastefully styled in warm neutral tones with coordinating soft furnishings, golden accents and dual mirrors behind the bedside tables, creating a calm and inviting sanctuary. This room enjoys peaceful views over the property's rear garden and has an abundance of storage from the large wardrobes. The second bedroom offers flexible space for family, guests or home working, with plenty of space to accommodate a double bed with extra furnishings. The family bathroom completes the floor and is beautifully designed with stone-effect tiling, contemporary fittings and thoughtful finishing touches such as floating shelves and sleek white cabinetry, ensuring both style and practicality.

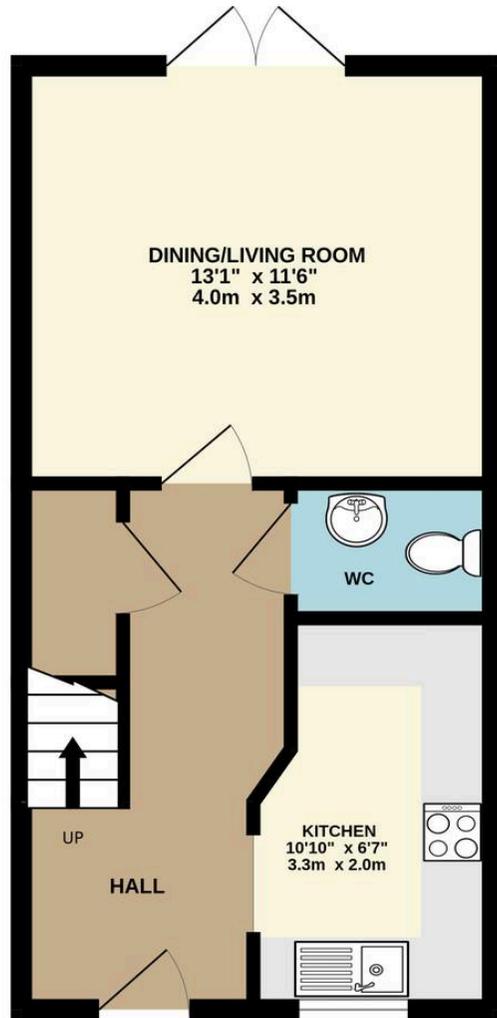
Briggers Brae represents an exceptional opportunity to acquire a stylish, move-in-ready home that combines all the benefits of a recent Taylor Wimpey build with the warmth and personality of a thoughtfully decorated family residence. Viewing is highly recommended to appreciate the quality and flow of this beautiful property.

Home Report Value £265,000

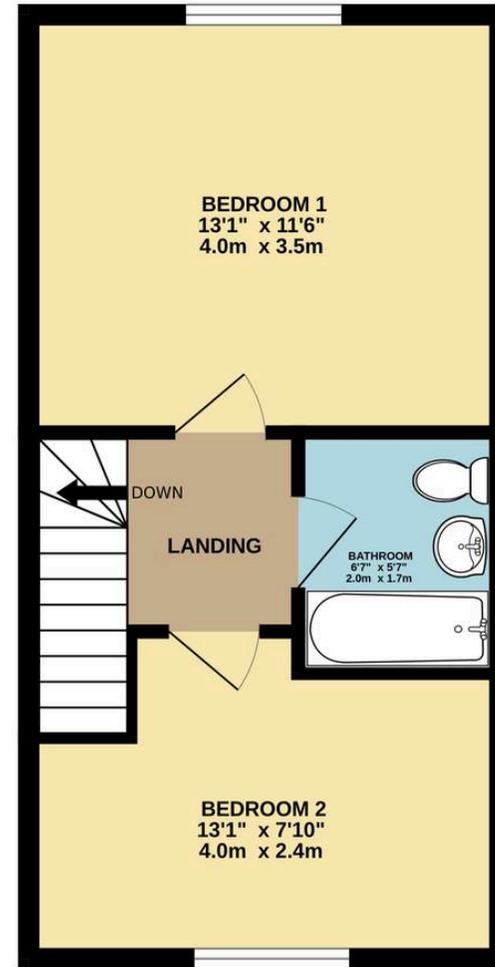




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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