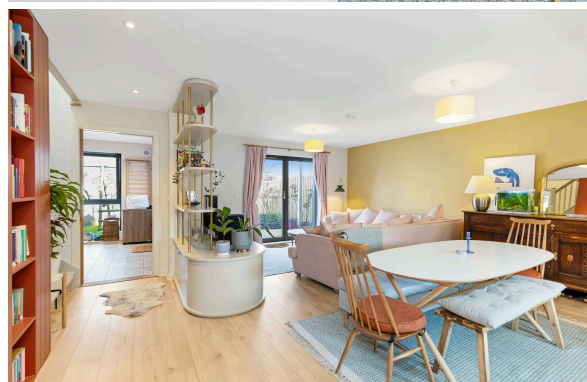




37 Lang Rigg  
SOUTH QUEENSFERRY | EH30 9WN

  
**warners**  
solicitors & estate agents





## 37 Lang Rigg

South Queensferry | EH30 9WN

Beautifully presented extended terraced villa boasting stylish and flexible family accommodation within a sought after cul-de-sac development.

Viewing is highly recommended to appreciate this lovely, ready to move into home. Ample free floor space is on offer, ideal for a family to spread out in, with a good sized living room featuring French doors allowing a seamless transition into the garden. Sliding doors from the living room lead through into a stunning fitted kitchen with space for a table, much enhanced by sage green Shaker style fitted units, a Belfast sink, eye-catching tiled splash-backs and underfloor heating.

Completing the downstairs accommodation is a handy utility room, also with underfloor heating, and a WC off the entrance. Upstairs you'll find a bright principal bedroom benefiting from built-in wardrobe space and an en-suite shower room, three further bedrooms (two with wardrobes) and the family bathroom. Substantial under-stairs cupboard and upstairs storage cupboard.

To the rear lies a fully enclosed and child friendly garden set against a leafy backdrop, including an area of lawn, a shaped patio and shed.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Contemporary modern living in waterfront town
- Superb range of shops and restaurants
- Excellent transport links close at hand
- Living room with fitted storage and French doors
- On trend fitted breakfasting kitchen
- Handy Utility room
- Downstairs WC
- Principal double bedroom with built-in wardrobe
- En-suite shower-room
- Three further bedrooms
- Family bathroom with electric shower
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Residents parking within cul-de-sac and electrical vehicle charger

Council tax B, energy rating C  
Factor fee - RMG £180 per annum.

Included in the sale of the property:

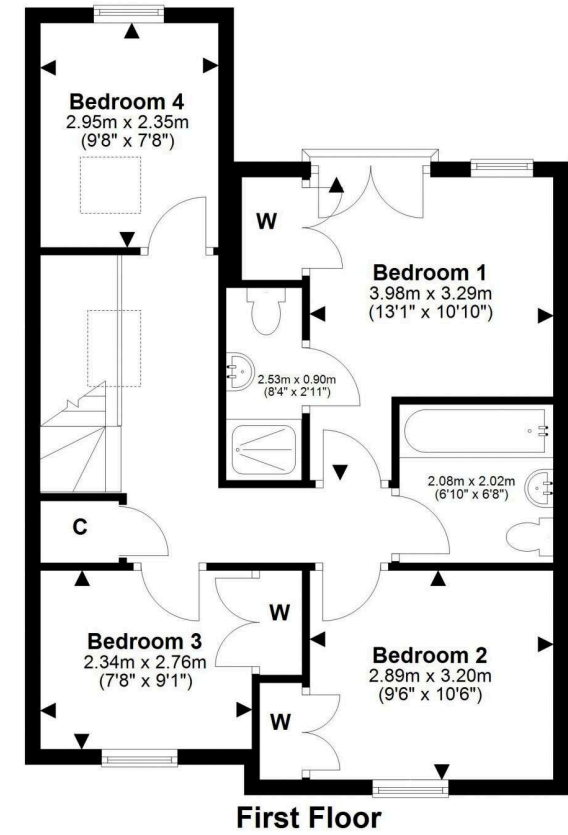
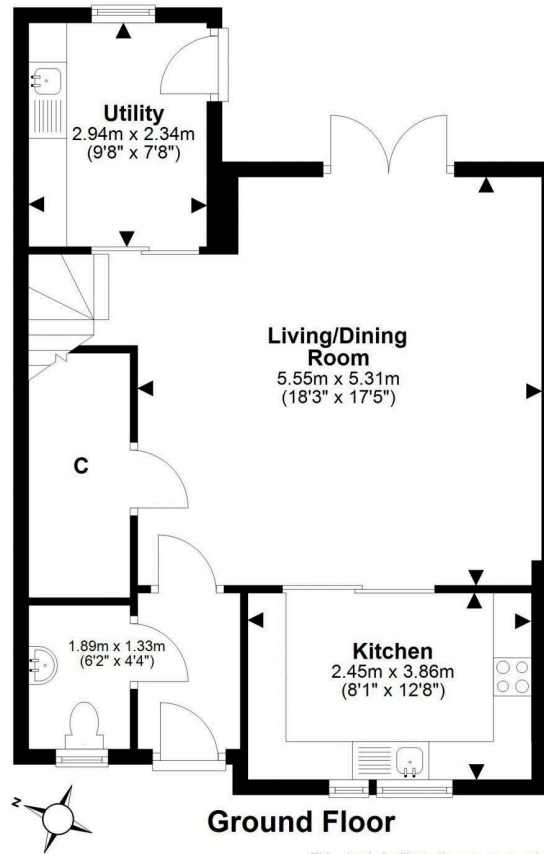
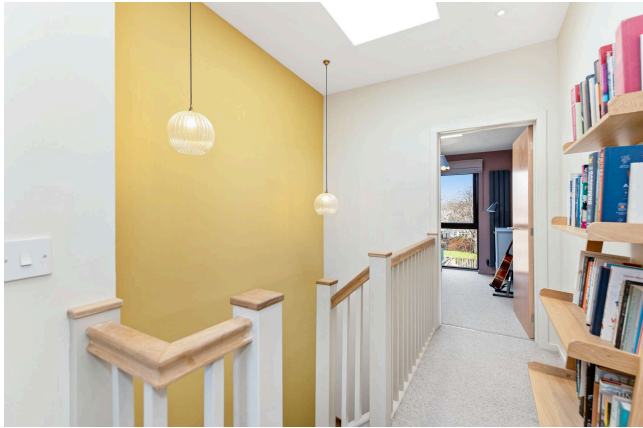
- Integrated dishwasher, double oven and fridge in the kitchen
- Integrated washer/dryer and freezer in the utility room
- All fixtures and fittings
- Bespoke media unit
- Storage wall unit in the family bathroom
- Blinds and curtains except main bedroom curtains, kitchen blind and living room curtains
- Loaf sofa through separate negotiation



The property is quietly situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly placed 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 from Dalmeny train station. Excellent local shopping, bars restaurants and leisure facilities can be found locally, and for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. A brand-new secondary school together with primary schools are all within easy reach and 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.