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Offers Over  
**£185,000**

## 2/3 Little Street

South Queensferry | EH30 9BL

This impressive, beautifully presented ground floor flat, which forms part of a modern and well-maintained development in the highly desirable coastal town of South Queensferry, offers contemporary accommodation in true move-in condition. Ideally positioned for access to excellent local amenities and superb transport links, internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - D



## Description

In brief the stylish accommodation comprises; secure entry system welcoming entrance hallway with built-in storage, generously proportioned and bright reception room/ dining room open plan to the modern fitted kitchen with integrated appliances, light and airy principal bedroom with en-suite shower room, second well proportioned double bedroom and contemporary bathroom with three-piece suite. Further benefits include gas central heating & double glazing.



## Extras

All light fittings, fitted floor coverings, blinds and new fitted window shutters will be included in the sale together with the integrated appliances which include, washing machine, dishwasher, fridge/freezer and oven/hob.

## Gardens & Parking

Externally, residents enjoy access to beautifully maintained communal gardens, ample residents' parking, and a shared bike store. The development is professionally factored by Speirs Gumley, with an approximate monthly cost of £70, covering the maintenance of communal areas, landscaping, and buildings insurance.

## Viewing

Please contact Neilsons on 0131 625 2222.





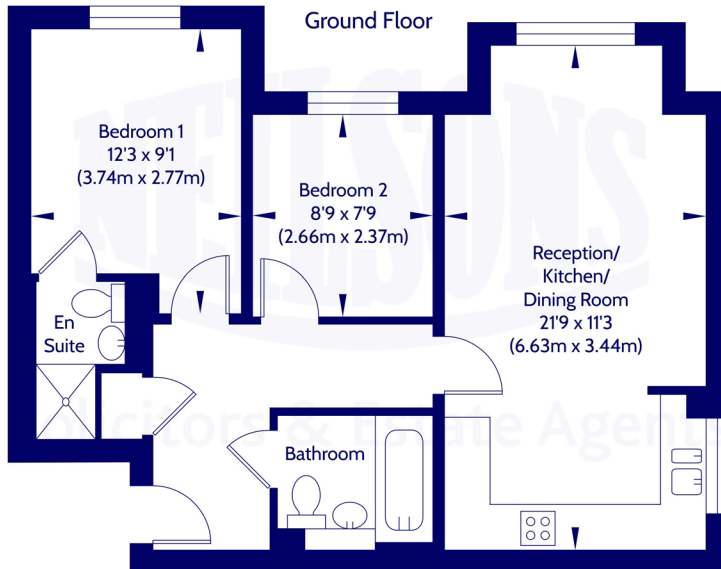
## Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, including a Tesco supermarket on your doorstep, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. Dalmeny Train Station is also at hand taking you to heart of Edinburgh City Centre in approximately 20 minutes. 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 Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities.





Approx. Gross Internal Floor Area 53 Sq M / 576 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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