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Offers Over
£165,000

9/26 Ferrymuir

South Queensferry | Edinburgh | EH30 9BQ

Built in partnership with Link Housing in 2020, this modern and thoughtfully designed development is ideally located within the highly sought-after area of South Queensferry. Exclusively available to residents aged 55 and over, the development offers comfortable, low-maintenance living in a welcoming community setting, with excellent local amenities and transport links close at hand.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The property is accessed via a well-maintained communal entrance, complete with both stair and lift access to all floors, ensuring convenience and accessibility for residents. Upon entering the apartment, an inviting hallway provides access to all accommodation and creates a warm first impression. The heart of the home is the bright and spacious open-plan living area, which benefits from two full-height windows opening onto Juliet balconies, allowing natural light to flood the room. There is ample space for both lounge and dining furniture, making it an ideal environment for relaxing or entertaining guests. The contemporary fitted kitchen is seamlessly integrated into the living space and features attractive white high-gloss wall and base units, complemented by wood-effect worktops, providing both style and practicality. The double bedroom is generously proportioned and finished with a soft grey carpet and neutral décor, creating a calm and comfortable retreat. A built-in wardrobe offers excellent storage. The bathroom is fitted with a modern white suite and includes a tiled walk-in shower cubicle with an electric shower, designed for ease of use and convenience.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Development

Residents of the development benefit from a range of excellent communal facilities, including a ground-floor residents' lounge with kitchenette, ideal for social events and gatherings. There is also a useful communal store room, direct access to beautifully maintained garden areas. The development is professionally factored by Curb Factoring, ensuring the communal areas and grounds are maintained to a high standard. The factor cost is approx. £175 per Quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





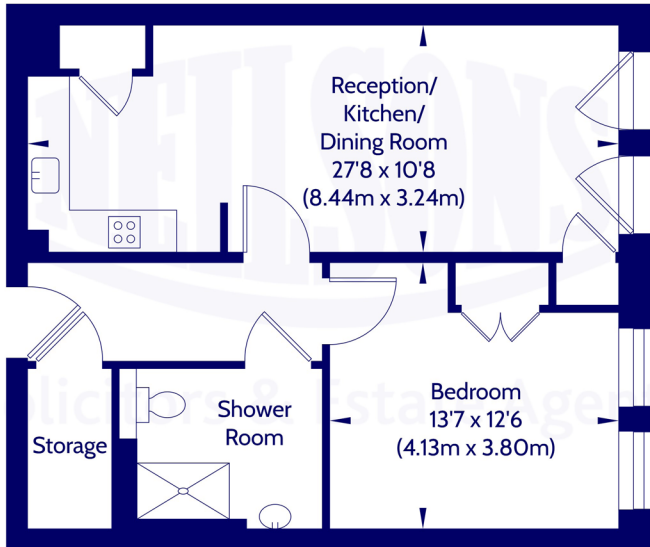
Location

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, 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. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and 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. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun Houses.



Approx. Gross Internal Floor Area 62 Sq M / 665 Sq Ft.

2nd Floor



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.



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