



82 Ferrymuir Gait
| SOUTH QUEENSFERRY | EH30 9DT


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solicitors & estate agents



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Stunning, pristine condition detached villa boasting a quiet spot with superb views to the iconic Forth Railway Bridge in this historic seaside town. A huge choice of local amenities are ready to sample within the town centre and great road and rail links make this property ideal for commuters.

Viewing is essential to appreciate the many great features on offer within this most appealing family home which has been nicely finished off throughout with high quality fittings and a neutral tone palette to the walls and flooring. Ample free space is provided within the public room to allow for relaxation and entertaining. From here French doors give direct access out in the fully enclosed and child friendly private garden, where you can sit out on the lawn and patio area. Matt grey units create sleek modern lines within the fully equipped and ready to use kitchen. Upstairs you'll find four double bedrooms, two with built-in wardrobe space, an en-suite shower-room lying off the main bedroom and the family bathroom. There's also a WC facility located on the ground floor level of the house.

- True walk-in condition home ideal for a family.
- Large living/dining room with French doors.
- Stylish fitted kitchen.
- Entrance hall.
- Downstairs WC.
- Four double bedrooms, two with built-in storage.
- En-suite off principal bedroom.
- Family bathroom.
- Gas central heating.
- Double glazing.
- Solar panels.
- Garage.
- Drive and grassed area to front.
- Fully enclosed rear garden.

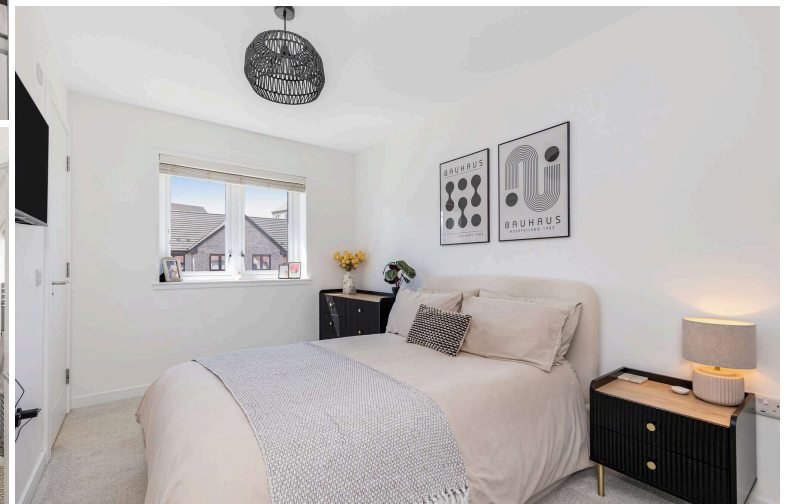
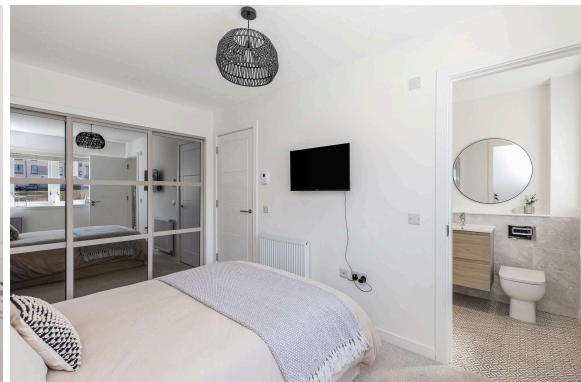
Council Tax F. Energy Rating B.

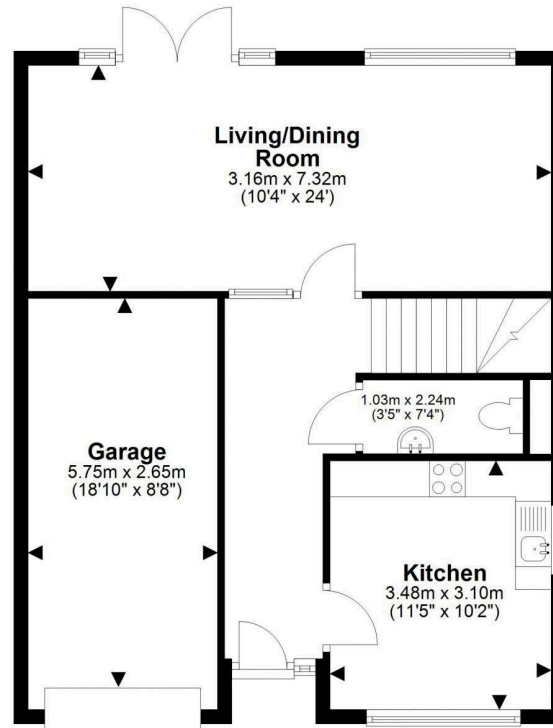
All fixture and fittings, integrated kitchen appliances, washing machine and blinds will be included in sale. The light fittings will not be included in the sale but will be replaced with standard light fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

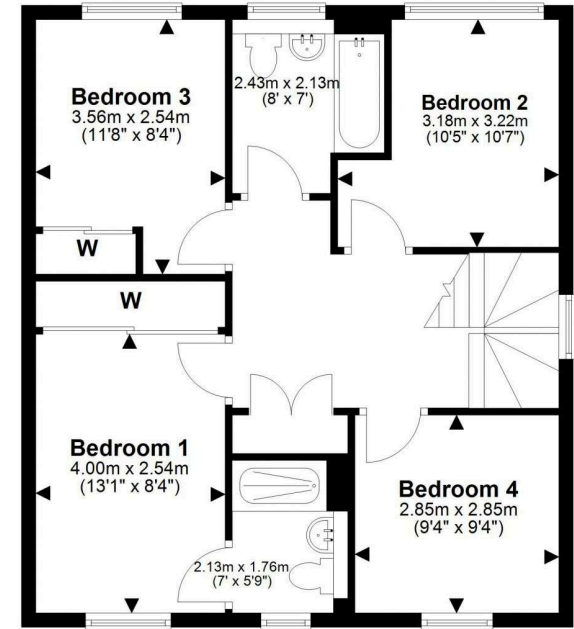


The village of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges and the Queensferry Crossing form a splendid backdrop to the village. Excellent amenities are available including schooling at all levels, a great selection of local restaurants, shops and a supermarket. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton Roundabout provides a link to the Gyle Shopping centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. South Queensferry is set in the heart of the countryside 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 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.





Ground Floor



First Floor

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.