



16 Kettleslaw Cruik, South Queensferry, EH30 9GL

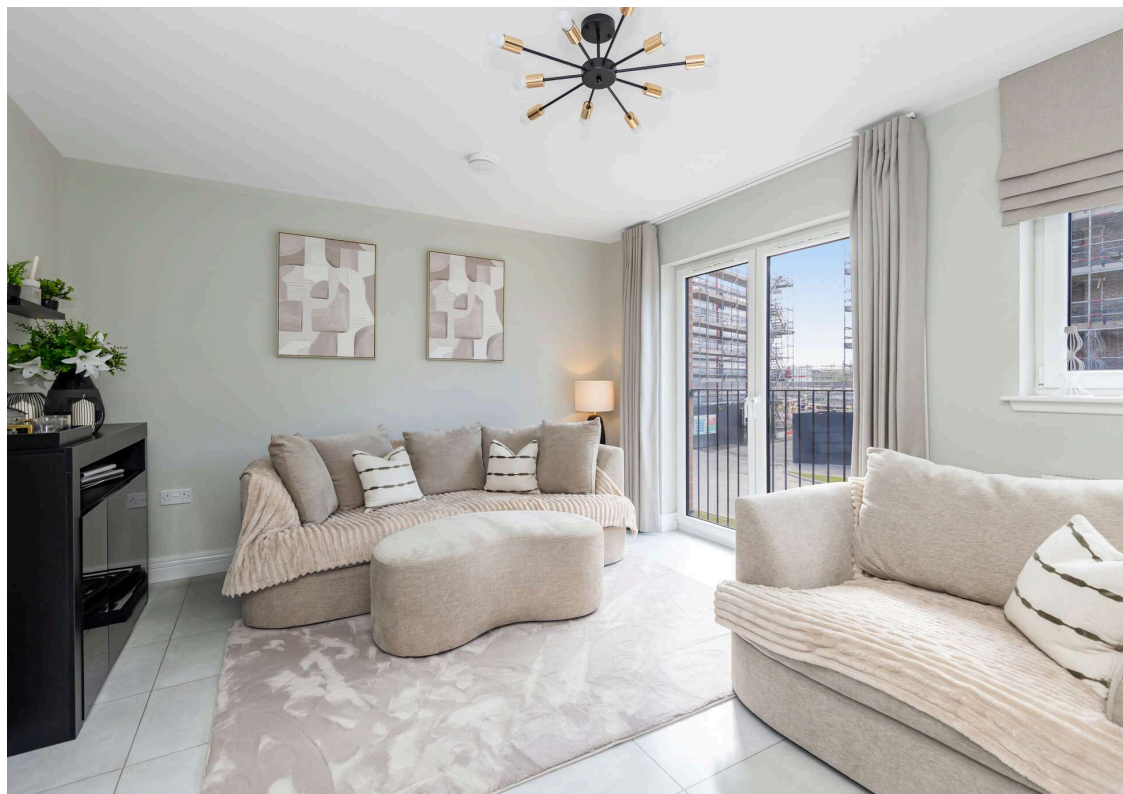


## Welcome

Welcome to Kettlelaw Cruik, situated within a sought-after modern, factored Cala development in the heart of South Queensferry, this exceptional three-bedroom townhouse, completed in 2024, offers stylish contemporary living in true walk-in condition. Finished to an impeccable standard throughout, the property boasts bright and spacious accommodation arranged over three levels, ideally suited to modern family life. The home benefits from a thoughtfully designed layout with high-quality fixtures and fittings, neutral décor, and an abundance of natural light. Externally, the property enjoys private gardens to both the front and rear, providing ideal spaces for outdoor relaxation and entertaining. Residents' and visitors' parking is also available within the development for added convenience. Presented to the market in excellent order, we would recommend an early viewing.

- Reception hallway with excellent storage facilities
- Ground floor WC and utility room
- Fully fitted kitchen/dining and family room with garden access
- Living room to include the media wall and fixtures
- Three double bedrooms, one with en suite shower room
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic storage
- Gas central heating
- Solar panels
- Double glazing
- Gardens front and rear
- Residents and visitors parking







## South Queensferry

The historic coastal town of South Queensferry is one of Edinburgh's most desirable residential locations, offering a unique blend of picturesque surroundings, excellent amenities, and superb transport connections. Nestled on the southern shores of the Firth of Forth beneath the iconic Forth Bridges, the town enjoys a charming mix of traditional character and modern convenience. South Queensferry boasts a vibrant High Street with an excellent selection of cafés, restaurants, bars, and independent shops, alongside larger supermarkets and everyday amenities. The area is well regarded for its excellent schooling and leisure facilities, including scenic waterfront walks, cycling routes, and nearby golf courses. Commuters are particularly well served, with excellent transport links via the nearby M90, Queensferry Crossing, and rail services from Dalmeny Station providing quick and easy access to Edinburgh, Edinburgh Airport, and beyond. Combining a relaxed waterfront lifestyle with outstanding connectivity, South Queensferry continues to be a highly sought-after location for families and professionals alike.

## Agent's Note

The development is factored by Ross & Liddle with an approximate annual fee of £157.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





# Get in touch

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 0131 240 3818

Property Hub:

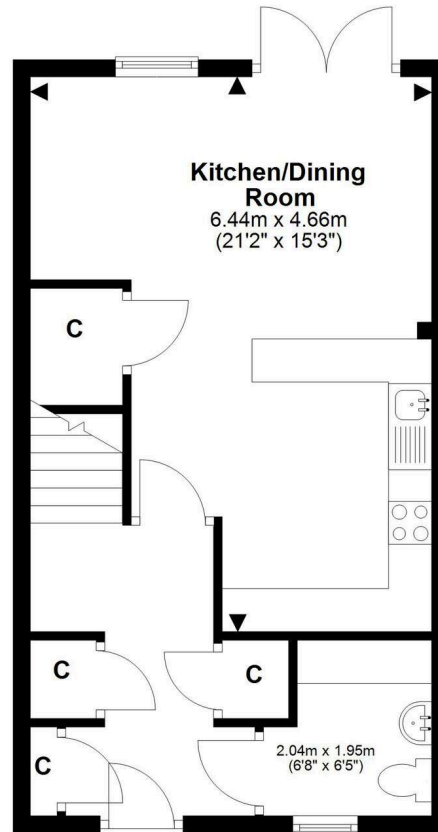
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

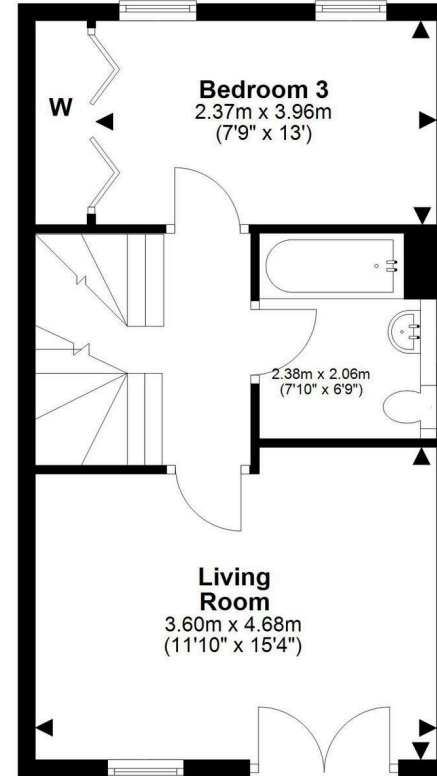
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



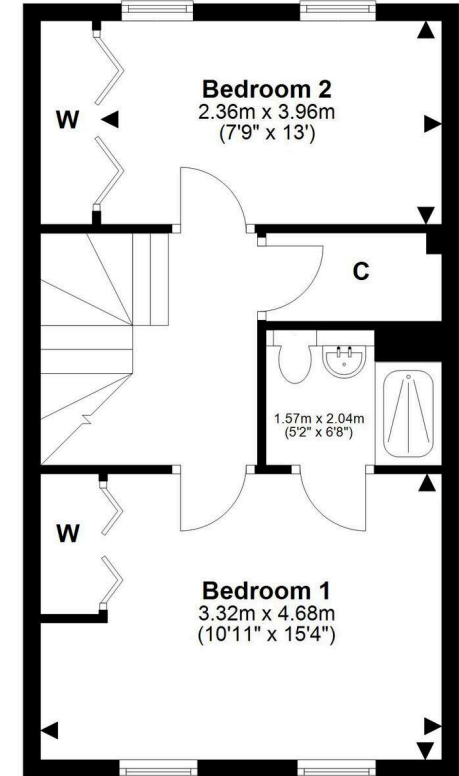
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**



**Second 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.