



43 Ferrymuir Gait, South Queensferry, EH30 9QU

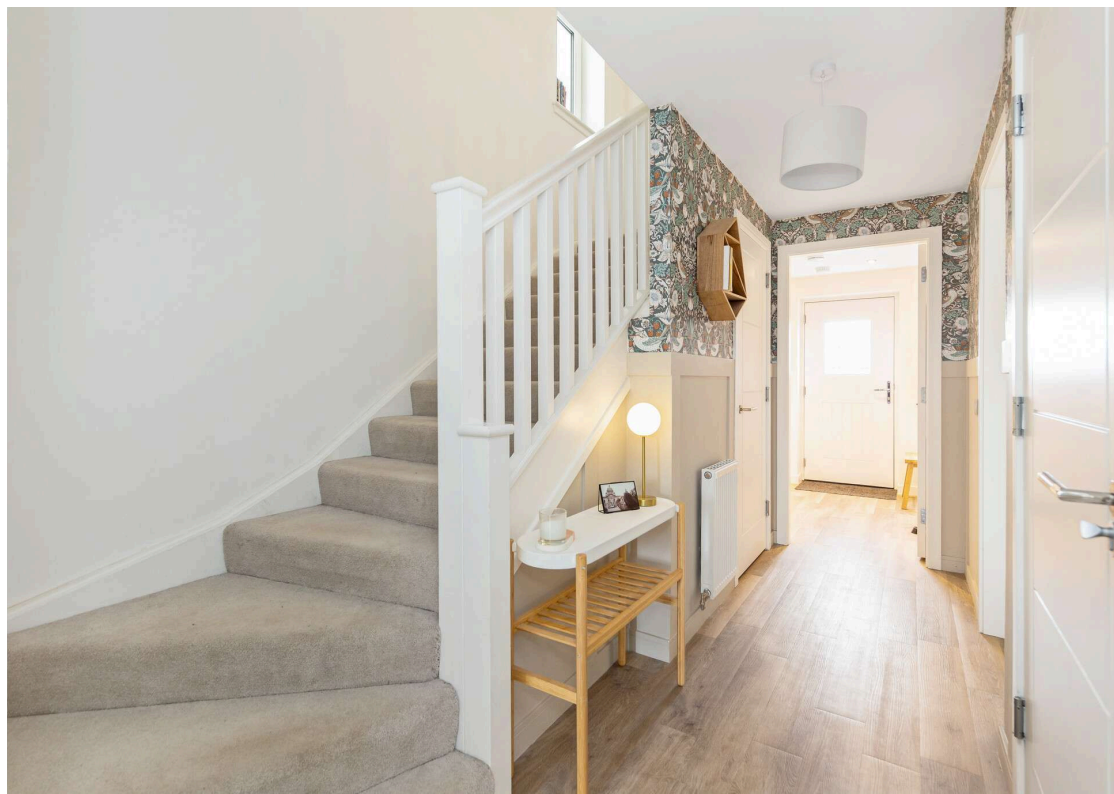


Welcome

Welcome to Ferrymuir Gait, situated within the highly sought-after Ferrymuir Gait development in South Queensferry, this exceptional four-bedroom end-terrace townhouse, built circa 2023, offers contemporary living in immaculate, move-in condition. Boasting stunning views of the Queensferry Crossing, stylish interiors, generous accommodation over three levels, and excellent outdoor space, this property is ideal for modern family living. Externally, the property benefits from a private driveway with EV charging point, leading to a single garage, the front garden is neatly maintained, while the fully enclosed rear garden offers a safe and attractive outdoor space, ideal for children and al fresco dining. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Downstairs cloaks comprising WC and wash hand basin
- Utility room
- Open plan living dining and kitchen
- Fully equipped kitchen
- Four bedrooms, one with en-suite
- Shower room
- Family bathroom
- Attic space
- Gas central heating, Double glazing
- Single garage, private gardens and driveway
- EV charging point
- Solar panels







South Queensferry

Ferrymuir Gait is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets, and highly regarded schooling from nursery to secondary level. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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. 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 Dalmeny and Hopetoun House.

Extras

Included in the sale are the integrated kitchen appliances and white goods, blinds where fitted and all fixtures and fittings. A factoring agent will be appointed to maintain the communal grounds and the cost of this is to be confirmed.





Get in touch

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Property Hub:

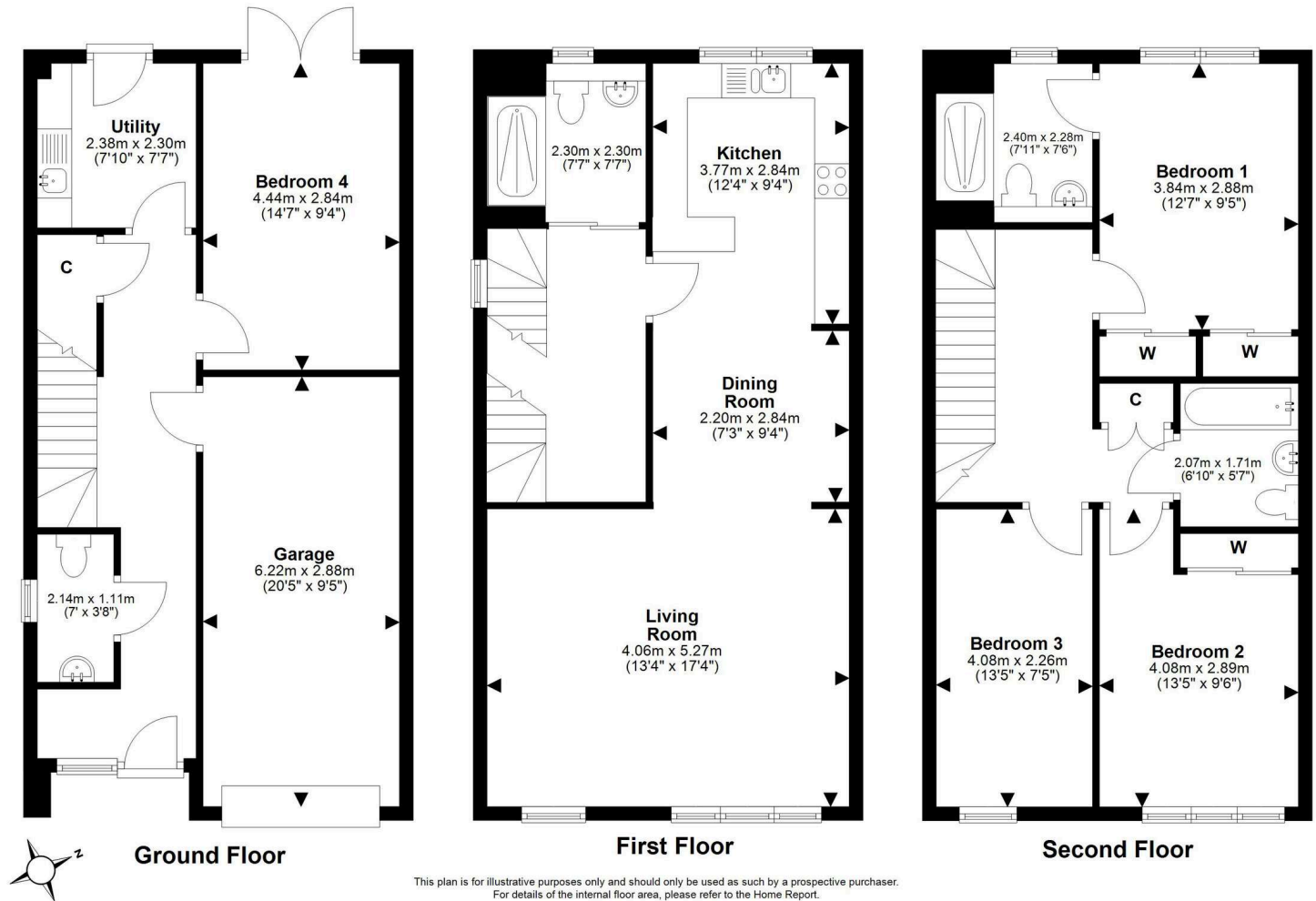
25-27 High Street, Dalkeith
EH22 1JB

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.



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.