










Offers Over
£199,995

13/3 Brewery Close

South Queensferry | Edinburgh | EH30 9LN

A fantastic opportunity has arisen to purchase this impressive and deceptively spacious flat, forming part of an established modern courtyard development in the heart of the historic town of South Queensferry. The property is ideally located close to a wide range of local amenities, cafés, shops and excellent transport links, making it well suited to a variety of buyers.

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



Description

The accommodation is accessed via a welcoming hallway and is thoughtfully laid out throughout. The dual-aspect reception room is particularly generous in size, finished with neutral décor and carpeting, and enjoys outstanding views of the iconic Forth Rail Bridge. The kitchen is also dual aspect and is well equipped with an ample range of fitted wall and base units along with integrated appliances, providing a bright and practical cooking space. There are two bedrooms, including a well-proportioned double bedroom with carpeted flooring and an en-suite shower room. The second bedroom is a smaller double and benefits from full-height built-in storage. A further shower room is fitted with a white two-piece suite and a large glass cubicle housing a thermostatic shower.

The development is professionally managed by Trinity Factors, 2025/26 total payable was £628.62, which includes maintenance of communal areas with a payment of £397.61 payable for building insurance.



Extras

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

Gardens and Parking

Externally, the property is attractively positioned within the landscaped communal courtyard and overlooks a fenced garden available for residents' use. The flat benefits from an allocated parking space, along with access to a secure bicycle store and a communal storage unit.

Viewing

Please contact Neilsons on 0131 625 2222.





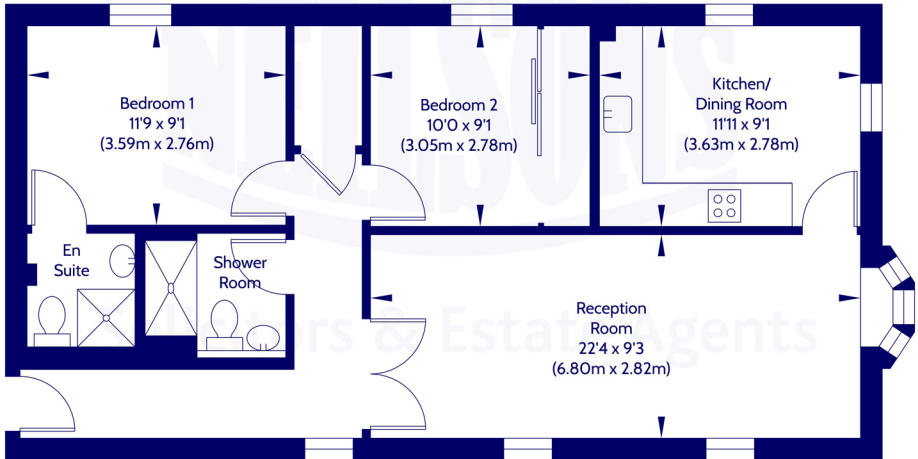
Location

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 67 Sq M / 718 Sq Ft.

2nd Floor



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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