



# 118 MOUBRAY GROVE

South Queensferry, Edinburgh, EH30 9PE



1

Public Room



2

Bedrooms



1

Bathroom

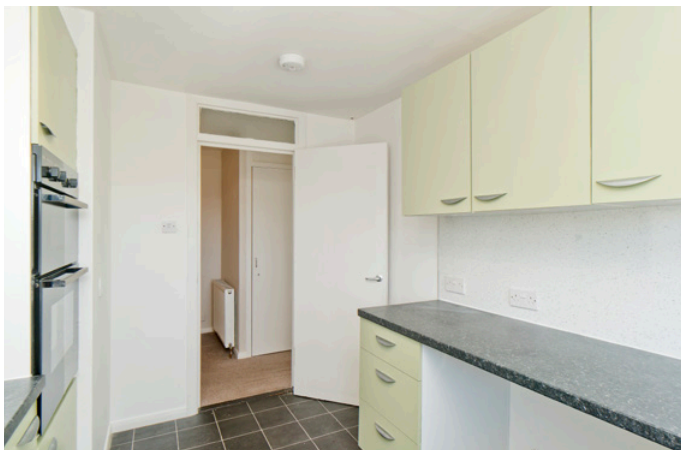


# 118 MOUBRAY GROVE

This two-bedroom first-floor flat is a spacious, south-facing home in one of Edinburgh's most desirable coastal suburbs, offering excellent travel links into the city and further afield. The flat is ready for occupation and benefits from access to a shared drying area, a neighbourhood green, and ample unrestricted on-street parking. The interiors feature a comfortable dual-aspect living room, a sun-filled modern kitchen, two double bedrooms, a bathroom with a shower-over-bath, and deep storage in the entrance hall.







**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Quiet development in well-connected South Queensferry
- Spacious first-floor flat with a south-facing aspect
- Communal stairs with secure entry
- Entrance hall with deep storage
- Comfortable, dual-aspect living room
- Sun-filled modern kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Communal drying area and neighbourhood green
- Unrestricted on-street parking





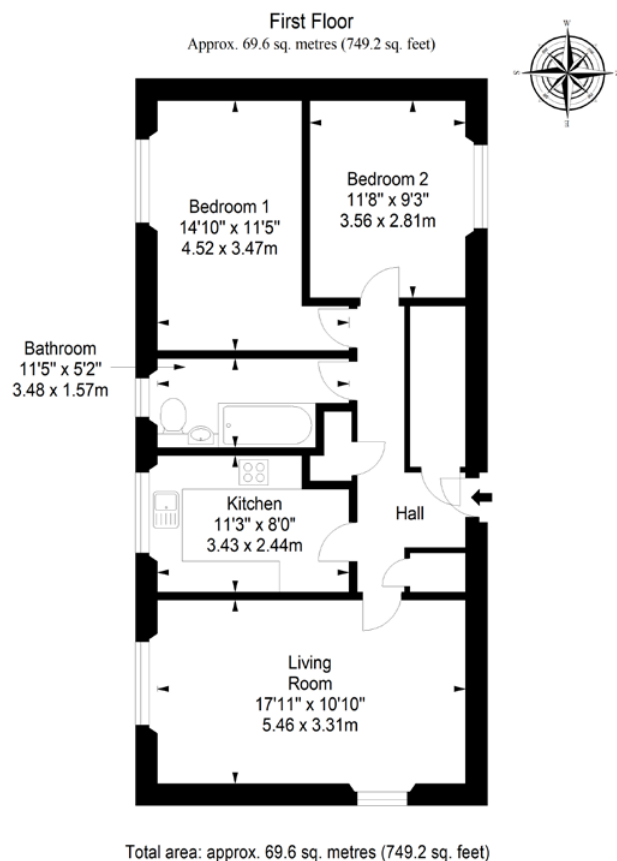


Extras: The property is sold as seen.



# SOUTH QUEENSFERRY

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access, with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



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