

# 14 Friars Croft Road

SOUTH QUEENSFERRY, EH30 9DZ



*Wonderful four-bedroom detached home with south-facing garden and excellent commuter links*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to introduce to the market this spacious four-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive four-bedroom family home, which provides substantial accommodation for a growing family. The property is offered to the market in walk-in condition.

# THE LOUNGE



In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level. A pristine, formal and bright lounge to the front of the property with a feature window that floods the room with natural light. A bespoke media wall is at the centre of the lounge.

# THE KITCHEN/DINER



The fully fitted kitchen with family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from two ovens, a hob and an extractor hood. There is a separate utility room with an external door and access to the garage. Also on the ground level, you will find a WC.



# THE UTILITY & WC

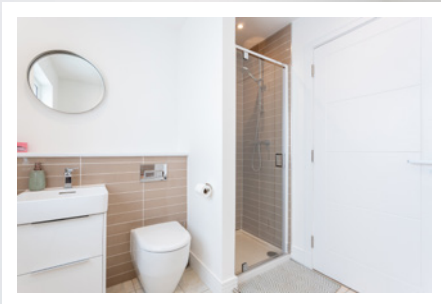




The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms, two of which offer en-suites and built-in wardrobes. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Also on this floor, you will find the contemporary four-piece family bathroom. This completes the impressive accommodation internally.

The property benefits from gas central heating and double-glazing for additional comfort.

# THE BATHROOM



# BEDROOM 1



The immaculate master bedroom boasts a fantastic en-suite and wardrobes



# BEDROOM 2



four well-appointed bedrooms,  
two of which offer en-suites



# BEDROOMS 3 & 4



The property benefits from gas central heating and double-glazing for additional comfort.

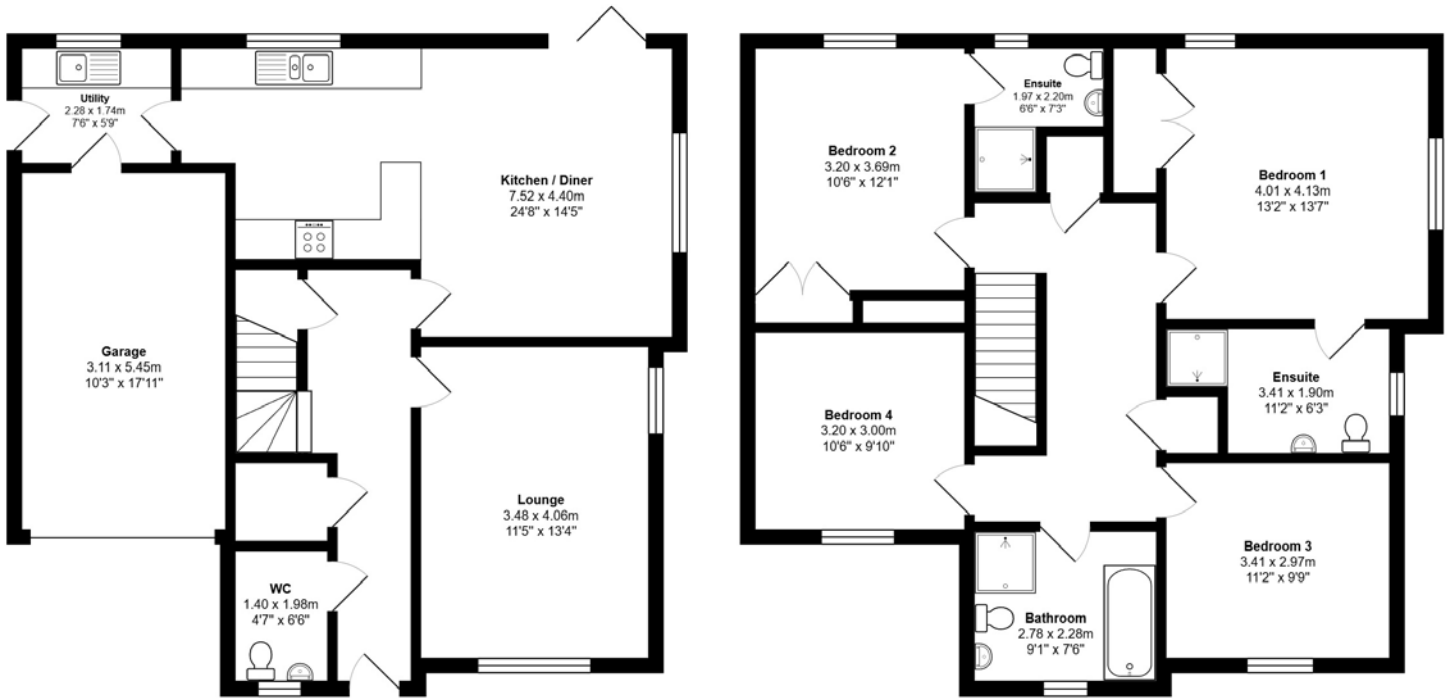
Externally, there is a large integral garage and a driveway providing off-road parking for up to two vehicles. The large, south-facing, rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS



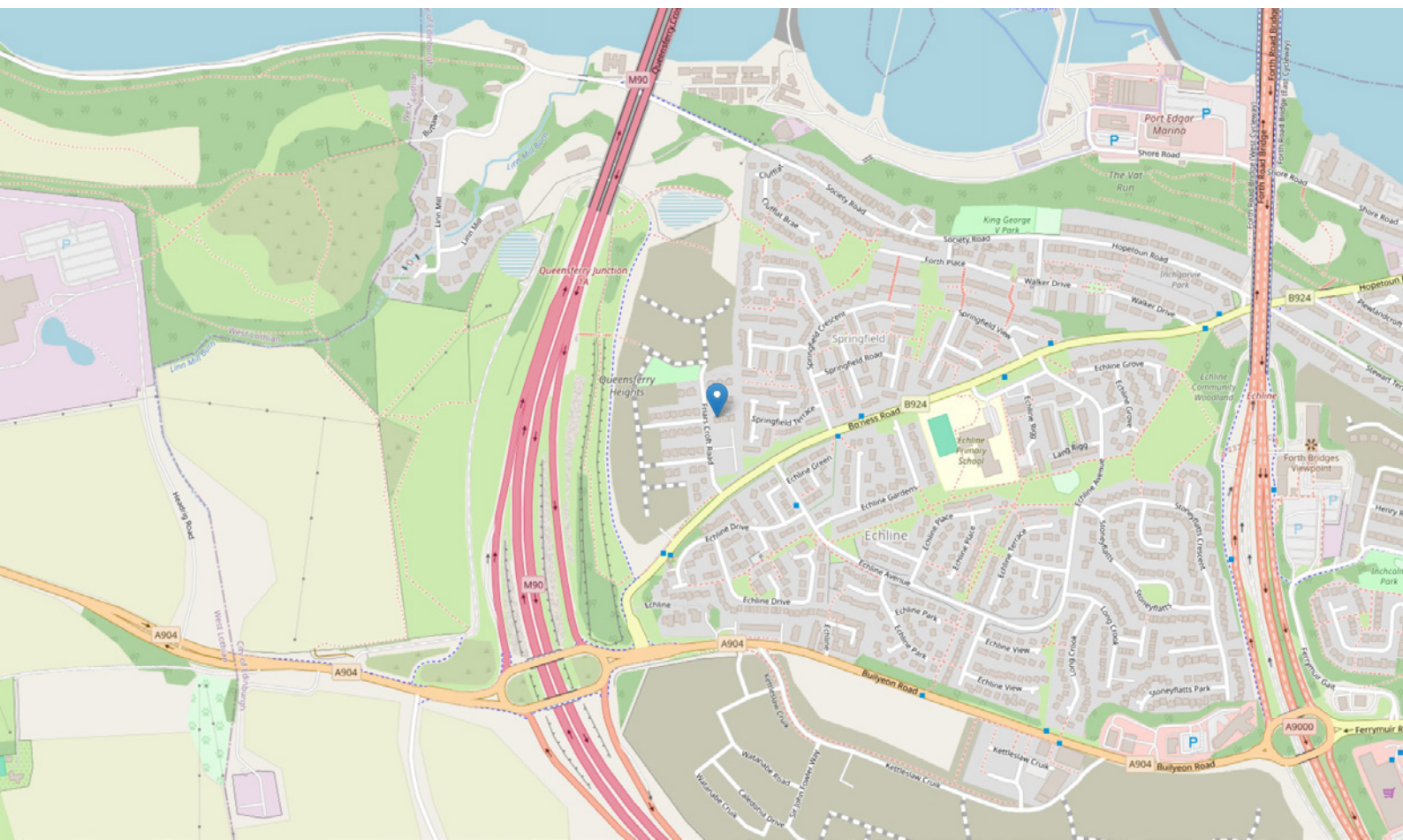


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 156m<sup>2</sup> | EPC Rating: B



# THE LOCATION

South Queensferry is located some ten miles to the north west of Edinburgh city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail Bridge, the Forth Road Bridge and the Queensferry Crossing. There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops, banks and for those who enjoy water sports, Port Edgar Sailing School offers great facilities.





There are three local primary schools and a secondary school, making for an ideal family setting. There are two stately homes within South Queensferry. Dalmeny House lies two miles to the east and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam, and home to the Earls of Hopetoun. Many events are held here, including wedding venues and equestrian trials.

For the commuter, easy access can be gained by road and rail to the north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with the Edinburgh city bypass.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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