



CARSWELL
WALK

1 (Flat 4) Carswell Walk
SOUTH QUEENSFERRY | EH30 9DG


warners
solicitors & estate agents



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Beautifully presented two-bedroom, first floor flat forming part of an established development in the highly sought after town of South Queensferry, just outside Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living room forms the main public space in the property and boasts French doors which open out to a Juliet balcony. This flows naturally through to the kitchen/dining room which benefits from gas hob and a good amount of integral cupboard storage.

The principal bedroom features a stylish ensuite and a Juliet balcony, while the second bedroom, also a well-sized double, could alternatively be employed as a home office, study or gym giving the property a good degree of flexibility. A modern bathroom completes the accommodation internally.

Offering immense appeal to a range of purchasers including first time buyers, young families and those looking to downsize, early viewing is highly recommended.

- Two-bedroom flat
- Sought after location
- Living room with Juliet balcony
- Kitchen/dining room
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom

Factor Fees payable to Firstport property services, £150 deposit and approximately £120 per quarter (including building insurance £70).

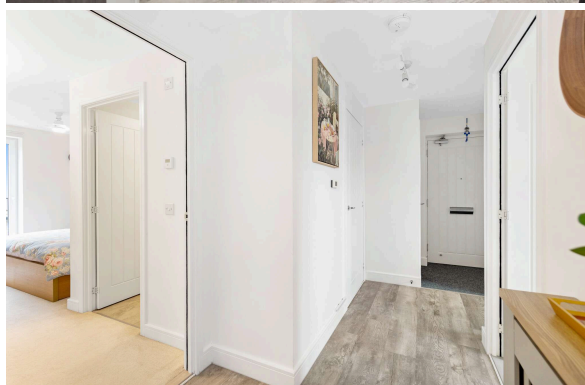
Energy Rating B and Council Tax Band D.

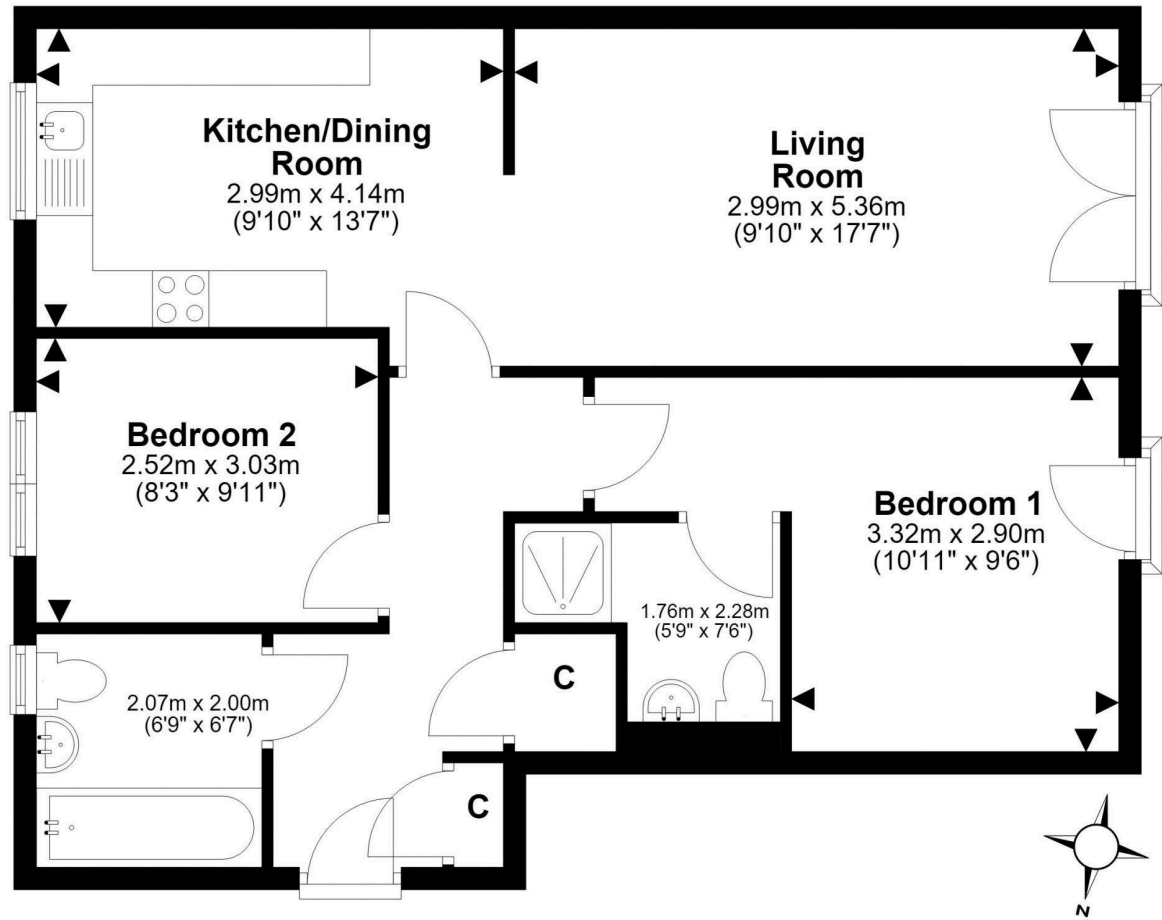
All fixtures, fittings and integrated kitchen appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges, South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





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.