

COULTERS<sup>©</sup>

# 13/2 KETTLESLAW CRUIK

SOUTH QUEENSFERRY, EDINBURGH, EH30 9GJ

 1 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

This beautifully presented one-bedroom apartment forms part of a contemporary Cala Homes development on the outskirts of the sought-after coastal town of South Queensferry. Positioned on the ground floor, the property offers stylish, low-maintenance living within easy reach of local amenities and the waterfront's excellent selection of cafés, bars, restaurants and independent shops.

Finished to a high standard throughout, the accommodation comprises a welcoming entrance hall with excellent built-in storage and a useful utility cupboard. To the rear, an impressive open plan kitchen, dining and sitting room provides a bright and sociable living space, with French doors opening directly onto a private patio area and the communal gardens beyond. The contemporary kitchen is fitted with a range of modern wall and base units, integrated appliances and generous worktop space.

## KEY FEATURES



Immaculate ground floor flat.



Beautifully presented with spacious double bedroom.



French doors leading to private patio.



Residents car park.



Easy access to major road networks.



Shops, cafes and restaurants nearby.



EPC Rating - B



Council Tax Band - D



The spacious double bedroom benefits from built-in wardrobes and a pleasant outlook over the landscaped grounds. A stylish bathroom completes the accommodation and is fitted with a bath with overhead shower, contemporary sanitaryware and a heated towel rail.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

Outside, there are well-maintained communal grounds around the development including a and a residents' car park positioned to the rear of the building.

A secure entry system is in place and the factors for the development are Ross & Liddell Ltd. Annual factoring charges are approximately £770 which includes buildings insurance.



# THE LOCAL AREA

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 access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. South Queensferry boasts breath-taking 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, cafes, 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, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. 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.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included within the sale price.

**HOME REPORT VALUATION: £195,000**



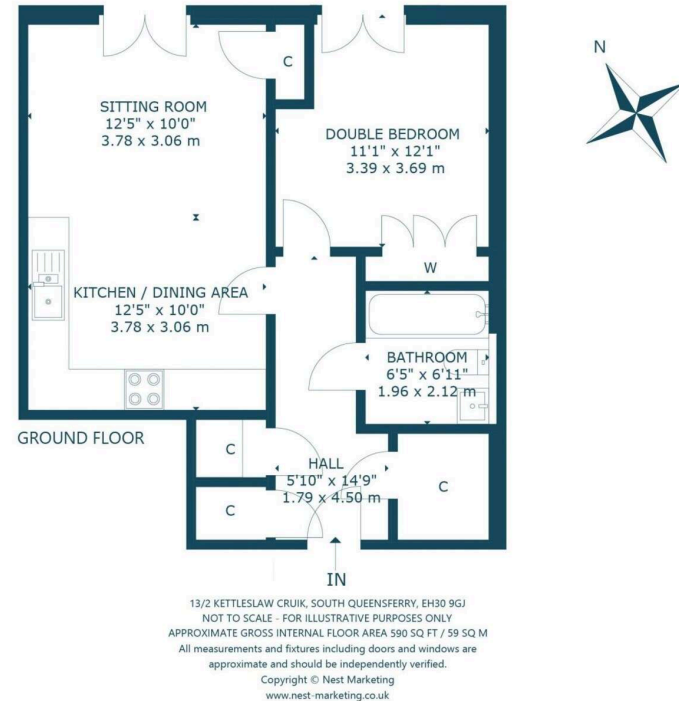
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.