



Solicitors & Estate Agents



Fixed Price

£344,995

Plot 122 'The Aberdour'

Forthview | South Queensferry | EH30 9NE

Set upon the highest point of the impressive Forthview development are the Vantage Apartments, an exclusive collection of 15 apartments offering luxury living along with sleek design throughout. The Aberdour boasts two spacious bedrooms and two bathrooms and is further complimented by a fabulous, open plan living / dining / kitchen area and is sure to appeal to a wide demographic including downsizers and first time buyers.

-  Open plan living space
-  2 bedrooms
-  2 bathrooms
-  Lift
-  Allocated parking space

Description

Located on the third (top) floor, which can be accessed via a lift, the accommodation briefly comprises: welcoming entrance hall with storage, bright open plan living/dining/kitchen area with dual aspect windows, principal bedroom with an en-suite shower room and built in wardrobe, second double bedroom, and bathroom.

The studio designed kitchen offers you a choice of designer options from a curated collection of colours and styles with soft close unit doors and drawers, under unit lighting and high quality integrated fan oven, dishwasher and 50/50 fridge freezer, whilst the bathrooms feature designer sanitaryware from the award winning RAK Ceramics.





Gardens and Parking

There are landscaped gardens grounds, a bike store and the property benefits from an allocated parking space. The common areas and grounds around the development are maintained by Taylor & Martin at a cost of approximately £177 per quarter and this includes buildings insurance.

Please note the external image is an artist's impression of the Vantage Apartments and the internal images represent a typical Ambassador Living Apartment

Viewing

By appointment through Neilsons (0131 625 2222).

THE VANTAGE APARTMENTS



Set upon the highest point on the development, the Vantage Apartments are an exclusive collection of 15 luxury apartments, many with magnificent views to the Firth of Forth and the three bridges.

All apartments benefit from lift access, studio designed kitchens and sleek designer bathrooms, whilst some also boast balconies and allocated parking.

THE KINGHORN

2 bedroom apartment

THE DALGETY

1 bedroom apartment

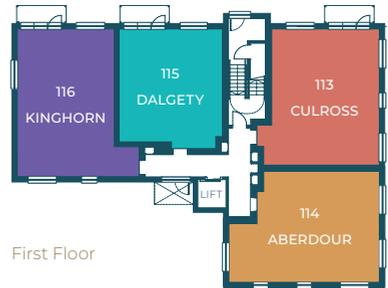
THE CULROSS

2 bedroom apartment

THE ABERDOUR

2 bedroom apartment

 TOWARD FIRTH OF FORTH



AREA	METRES	FEET
LIVING / KITCHEN / DINING	6.56 x 3.84	21'6" x 12'7"
BEDROOM 1	3.04 x 3.35	9'11" x 10'11"
EN-SUITE	1.46 x 2.20	4'9" x 7'2"
BEDROOM 2	3.35 x 3.84	10'11" x 12'7"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



SITE PLAN

● THE VANTAGE APARTMENTS PLOTS 191A-D	● BUCHANAN PLOTS 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 40, 41, 42, 43, 44	● WATT & ARROL PLOTS 44, 47, 48, 49
● WALLACE PLOTS 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	● TAIT PLOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39	● CRAMOND PLOTS 42, 43, 44, 45, 46, 47, 48, 49
● DEWAR PLOTS 4, 5	● NEWTON PLOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	● STEVENSON PLOTS 40, 41, 42, 43, 44, 45, 46, 47, 48, 49
● DALMENY PLOTS 8, 9, 10	● MACKINTOSH PLOTS 12, 13, 14, 15, 16, 17, 18, 19	● HOPETOUN PLOTS 18, 19
● DUNDAS PLOTS 10		

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific details.

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] Plans and details are not to scale and all room sizes are approximate and may be subject to change
- [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] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.
- [4] Ambassador Living reserve the right to alter or amend any particulars without notice



Scan the QR code or [click here](#) for the floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

