

THE CROSSINGS

at Bridgewater Village

PLOT 139 - CARNOUSTIE

The Property

McEwan Fraser Legal is delighted to offer a potential part exchange (terms and conditions apply). This modern three-bedroom semi-detached villa combines style with practicality, offering generous living space and thoughtful design throughout.



The ground floor opens with a welcoming hallway that leads to a bright and spacious lounge. Double doors connect this room to the dining area, creating a natural flow that is ideal for both everyday living and entertaining. The contemporary kitchen is fitted with a Symphony design and comes complete with integrated appliances including oven, ceramic hob, extractor hood and fridge freezer. From here, French doors open directly to the rear garden, while a separate utility room and under-stair storage provide additional convenience. A downstairs WC completes the ground floor.





The Property

Upstairs, the main bedroom features its own en-suite shower room with quality Porcelanosa tiling. A further double bedroom sits alongside the family bathroom, while the third bedroom offers flexibility as a single room, guest space or home office.

Externally, the property benefits from a landscaped front garden and an enclosed garden to the rear, offering a private space for relaxing outdoors. Designed with energy efficiency in mind, the home also includes dual zone heating to help manage running costs and comes with the reassurance of a 10-year NHBC warranty. With its spacious layout, modern finishes and excellent build quality, this villa offers a stylish home in a sought-after setting.





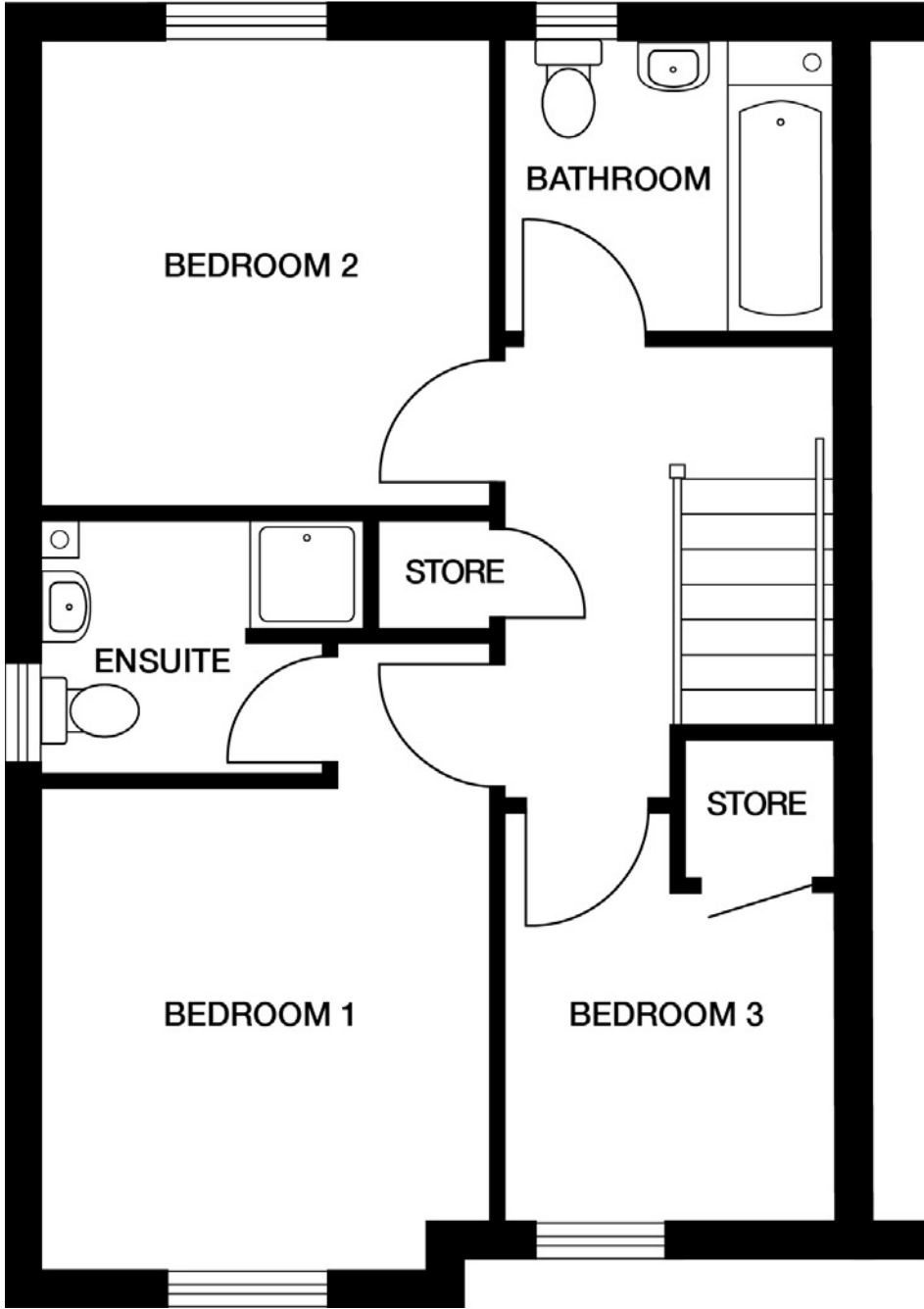
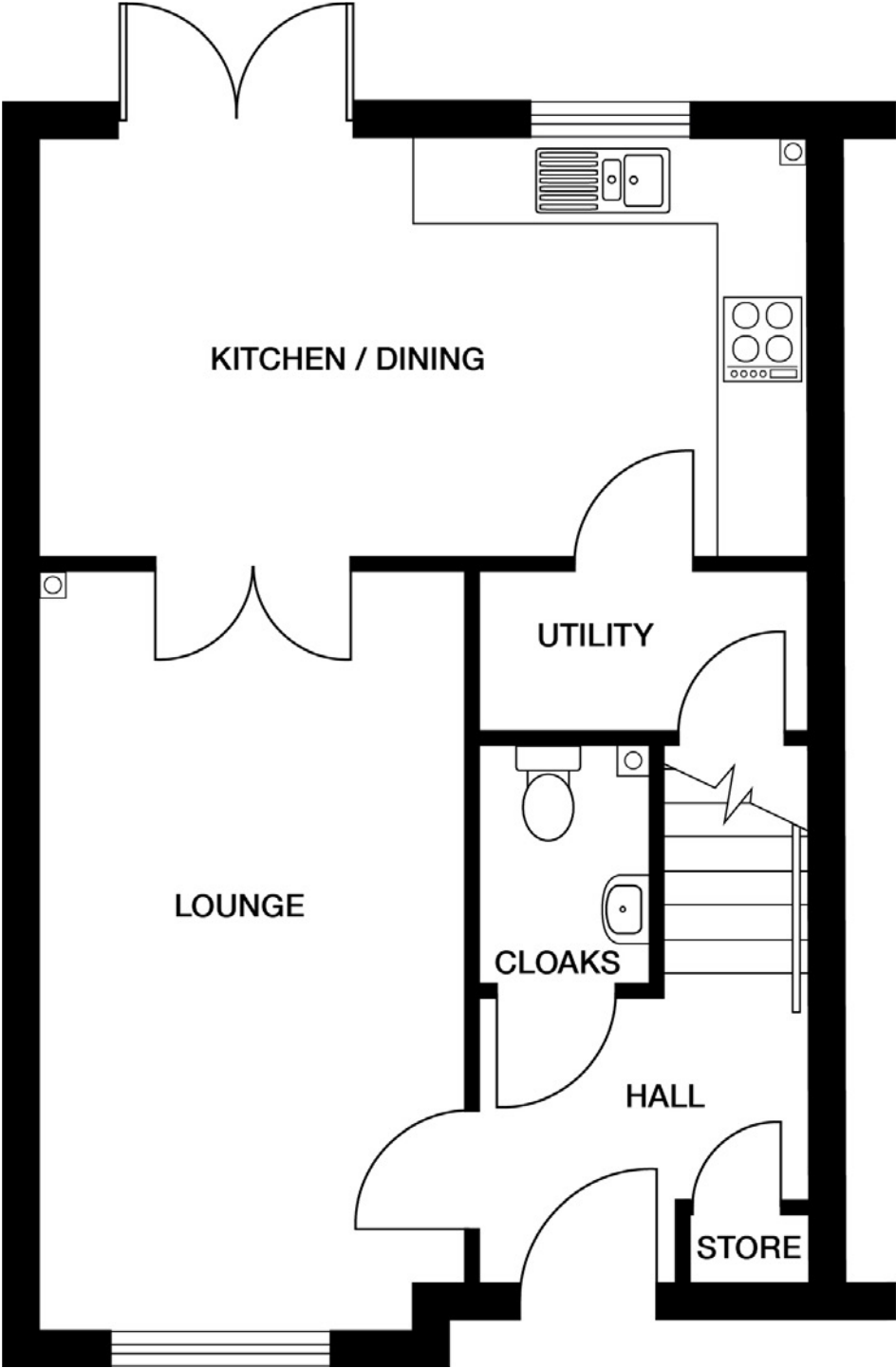


"...This modern three-bedroom semi-detached villa combines style with practicality, offering generous living space and thoughtful design throughout..."

Floor Plan

Approximate Dimensions
(Taken from the widest point)

Kitchen/Dining	5.38m (17'7") x 2.94m (9'7")
Lounge	5.38m (17'7") x 2.99m (9'1")
Utility	2.27m (7'5") x 1.11m (3'7")
Cloaks	1.74m (5'8") x 1.18m (3'10")
Bedroom 1	3.31m (10'10") x 3.07m (10')
En-suite	1.91m (6'3") x 1.79m (5'10")
Bedroom 2	3.16m (10'4") x 3.07m (10')
Bedroom 3	2.80m (9'2") x 2.26m (7'4")
Bathroom	2.26m (7'4") x 1.97m (6'5")



The Location

South Queensferry is a charming historic town set on the southern shore of the Firth of Forth, just a short drive from Edinburgh city centre. Best known for its iconic views of the Forth Bridges, the town combines a rich heritage with all the convenience of modern living.

The cobbled high street is lined with independent shops, cafés, and restaurants, many offering waterfront views. There are excellent local amenities including supermarkets, schools, medical facilities, and leisure options, while larger retail and entertainment venues can be found at nearby Edinburgh Gateway and The Gyle.

For commuters, South Queensferry is ideally placed. The A90 provides direct road links into Edinburgh and towards Fife, while Dalmeny railway station offers regular train services into the capital in under 20 minutes. Edinburgh Airport is also within easy reach, making both business and leisure travel simple.

Surrounded by coastal walks, woodland trails, and nearby country parks, South Queensferry offers a wonderful balance of natural beauty, community atmosphere, and city accessibility – making it a highly desirable place to live.







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Part
Exchange
Available

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