



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Lang Rigg**

ECHLINE AVENUE, SOUTH QUEENSFERRY, EH30 9WN





# South Queensferry

EH30 9WN

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 AND THE FORTH ROAD BRIDGES. 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 trails.

For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with Edinburgh City Bypass. Dalmeny Train Station is practically on the doorstep, with the new path opened up through the development. This allows for easy access for commuters to and from Edinburgh, Fife and beyond.







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VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACE THIS WONDERFULLY PRESENTED PROPERTY OFFERS.

Entrance is through a double glazed front door into the hallway which leads to the open planned kitchen/lounge this area offers an abundance of space with French doors flooding the room with natural light and wonderful views, the kitchen offers a good range of floor and wall-mounted units. Also on this level, there is a handy WC.

The first floor is reached by a staircase with feature lighting and gives access to the family bathroom with a white three-piece suite. There are two spacious double bedrooms on this level with the master offering a stylish en-suite and both rooms have views across Edinburgh and Fife.

The top floor is reached by a feature staircase giving access to another two double bedrooms with built-in storage and again with fabulous views. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and allocated parking. This is a must-see to appreciate the accommodation on offer.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor  
 Lounge/Kitchen 10.62m (34'10") x 4.64m (15'3")  
 WC 1.81m (5'11") x 1.35m (4'5")

First Floor  
 Bedroom 1 4.07m (13'4") x 3.69m (12'1")  
 En-suite 2.49m (8'2") x 1.21m (4')  
 Bedroom 2 3.92m (12'10") x 3.54m (11'7")

Second Floor  
 Bedroom 3 3.98m (13'1") x 3.16m (10'4")  
 Bedroom 4 3.97m (13') x 2.49m (8'2")  
 Bathroom 2.22m (7'3") x 1.84m (6')

Gross internal floor area (m<sup>2</sup>): 150m<sup>2</sup> | EPC Rating: B

Extras (Included in the sale): Floors covering, light fixtures, blinds and integrated appliances.

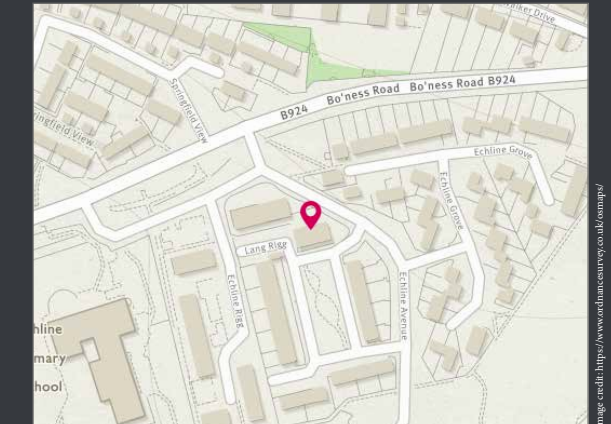


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