

36 Stewart Terrace

SOUTH QUEENSFERRY, EDINBURGH, EH30 9RL



*WONDERFUL THREE BEDROOM SEMI
DETACHED HOUSE OFFERING PANORAMIC
VIEWS ACROSS THE FIRTH OF FORTH*



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McEwan Fraser Legal are delighted to present this beautiful three-bedroom semi-detached home in sought-after South Queensferry, offering stunning views across the Firth of Forth and the iconic three bridges.

The property boasts a large driveway with off-street parking for three vehicles, leading to a single garage. Inside, an inviting entrance hall opens to a spacious rear lounge and an open-plan kitchen diner with room for an eight-seater table.







The kitchen features an excellent range of floor and wall-mounted units. A bright sun room located off the lounge provides direct access to the landscaped rear garden.







Upstairs, there are three generous double bedrooms and a fully tiled three-piece family bathroom completes the accommodation on this level .



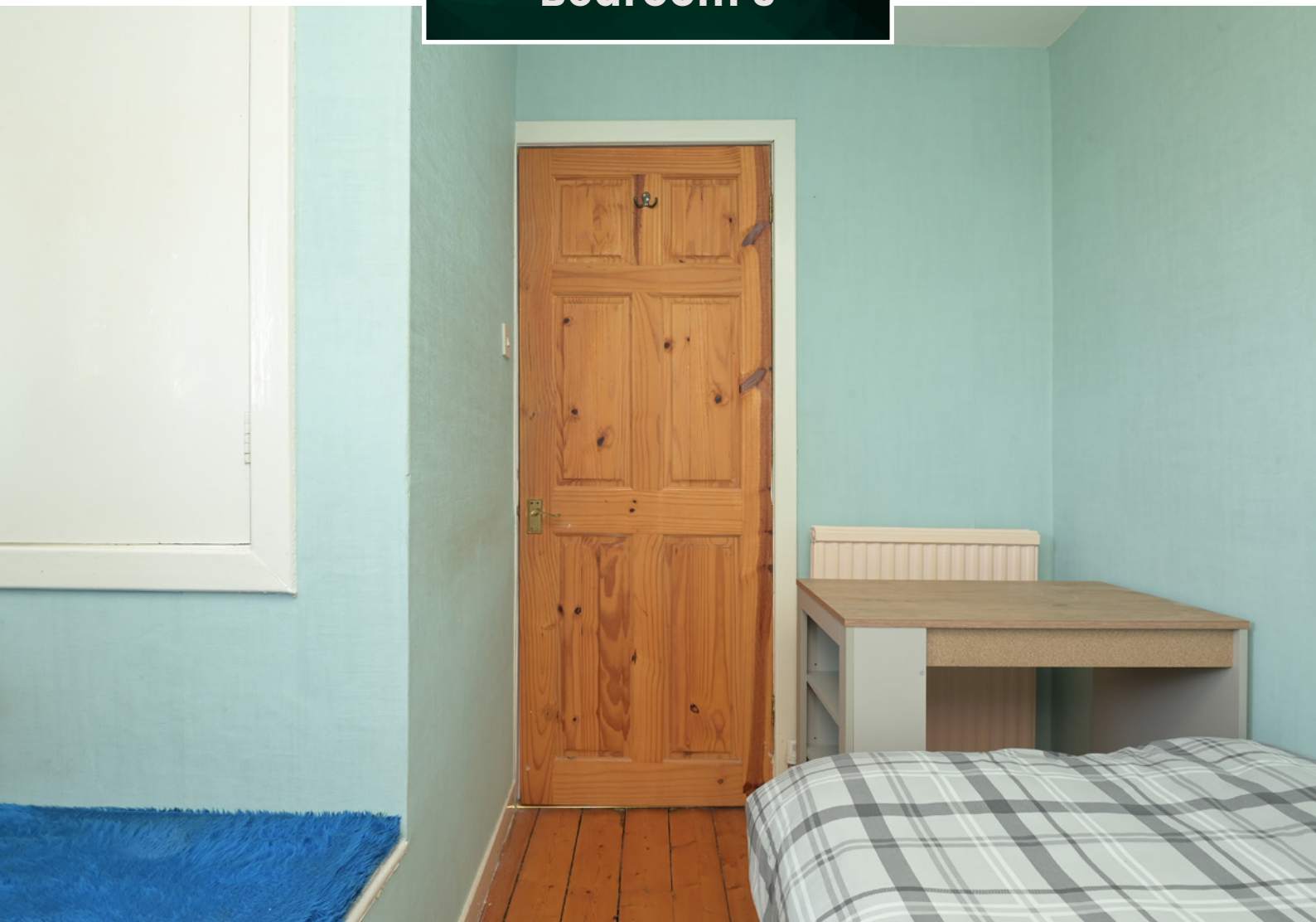


Bedroom 2

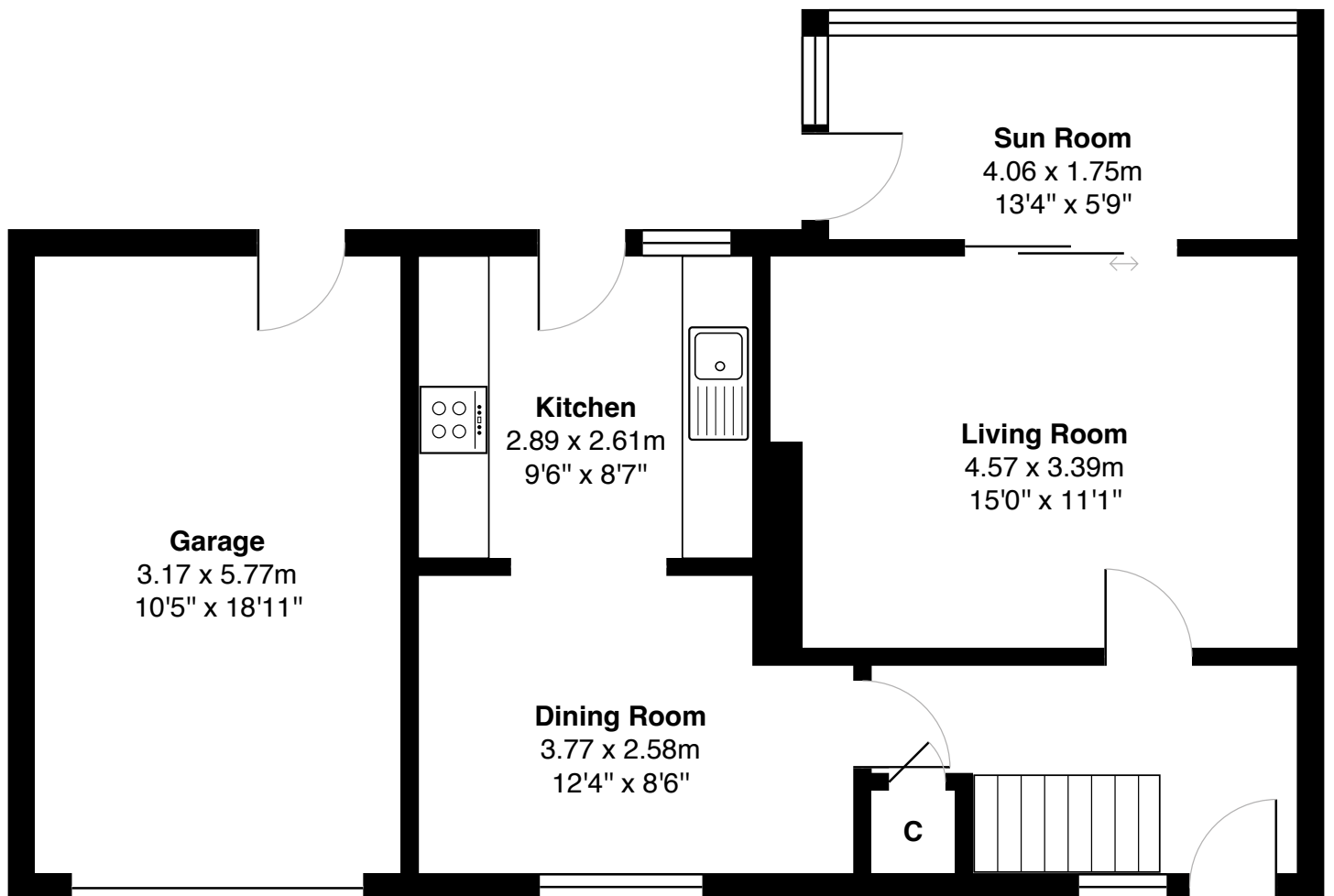
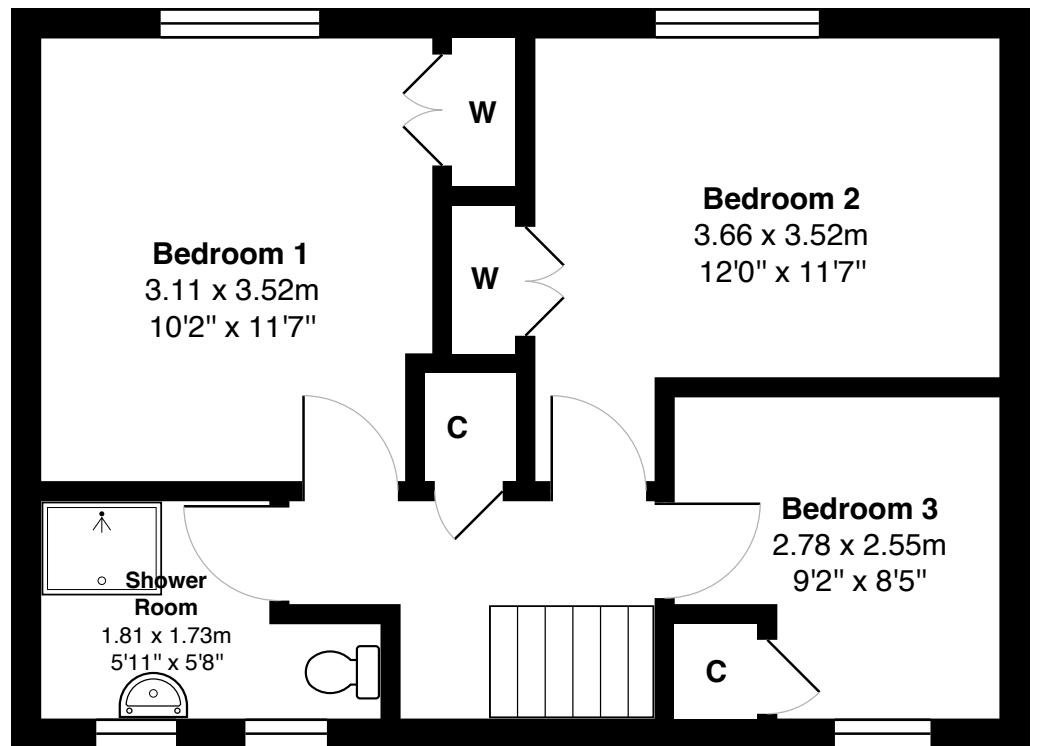




Bedroom 3







Gross internal floor area (m²): 87m²

EPC Rating: C



The rear gardens are beautifully landscaped, offering truly panoramic views across the Firth of Forth. This is a must-see home in a beautiful location.





PROPERTY VIEWS





South Queensferry is located some ten miles to the north west of Edinburgh city centre and approx 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 trials. 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.





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