



McEwan Fraser Legal
 Solicitors & Estate Agents
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 SOUTH QUEENSFERRY, EH30 9LX



AREA

SOUTH QUEENSFERRY

WEST LOTHIAN

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.



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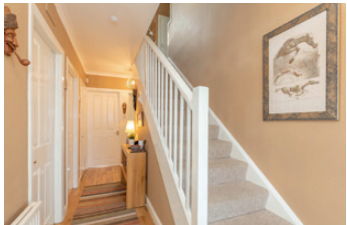
HOPE STREET

SOUTH QUEENSFERRY

McEwan Fraser Legal is delighted to present this extended four-bedroom home. Internally the accommodation is in excellent decorative order and includes many lovely features. Entrance to the property is through a solid door which leads to the bright reception hall. The spacious lounge is beautifully decorated and is located to the front of the property, a bedroom is located to the opposite side of the lounge. The family/dining room is the hub of the home and is the perfect place for entertaining. The dining area is spacious and has space for a table and eight chairs for more formal dining. The kitchen has a wealth of floor and wall units and space for a small table and chairs. The family three-piece bathroom is also located on the ground floor. The first floor is reached by a solid wooden staircase which provides access to three further double bedrooms, one of which has a fitted wardrobe. The bedroom to the front of the property has stunning views of the Forth bridges. The first floor also includes loft access.

The property also benefits from full double glazing and gas central heating. There are private garden grounds to the front and rear including a large driveway with access to the garage. The attractive secluded garden has ample space for outdoor family living.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Family/Dining Room	6.11m (20'1") x 4.60m (15'1")
Kitchen	4.88m (16') x 3.86m (12'8")
Lounge	4.63m (15'2") x 3.57m (11'9")
Bedroom 1	3.89m (12'9") x 3.22m (10'7")
Bedroom 2	3.58m (11'9") x 3.16m (10'4")
Bedroom 3	2.96m (9'9") x 2.57m (8'5")
Bedroom 4	2.90m (9'6") x 2.90m (9'6")
Bathroom	2.87m (9'5") x 1.96m (6'5")

Gross internal floor area (m²): 112m²

EPC Rating: C

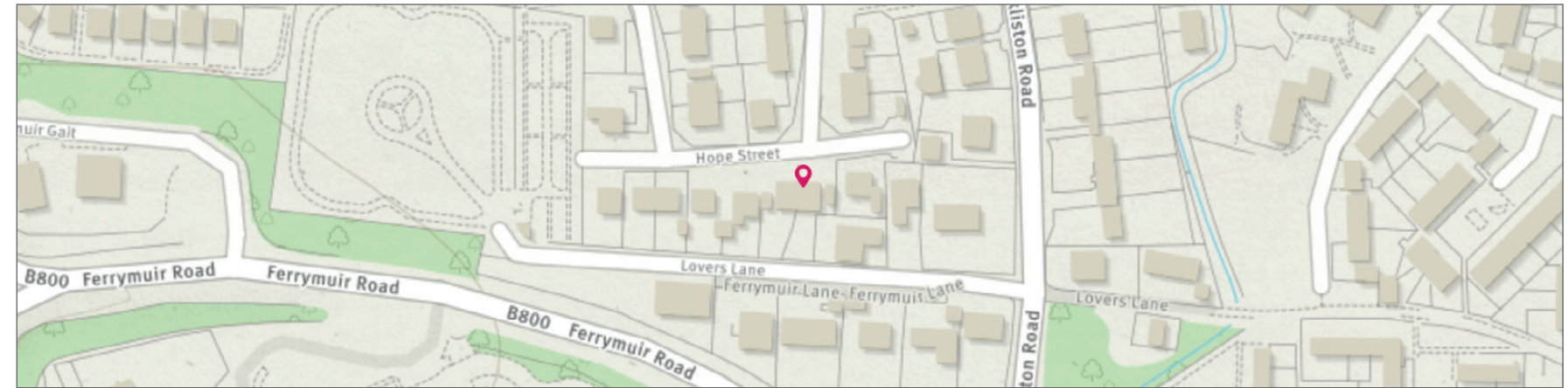
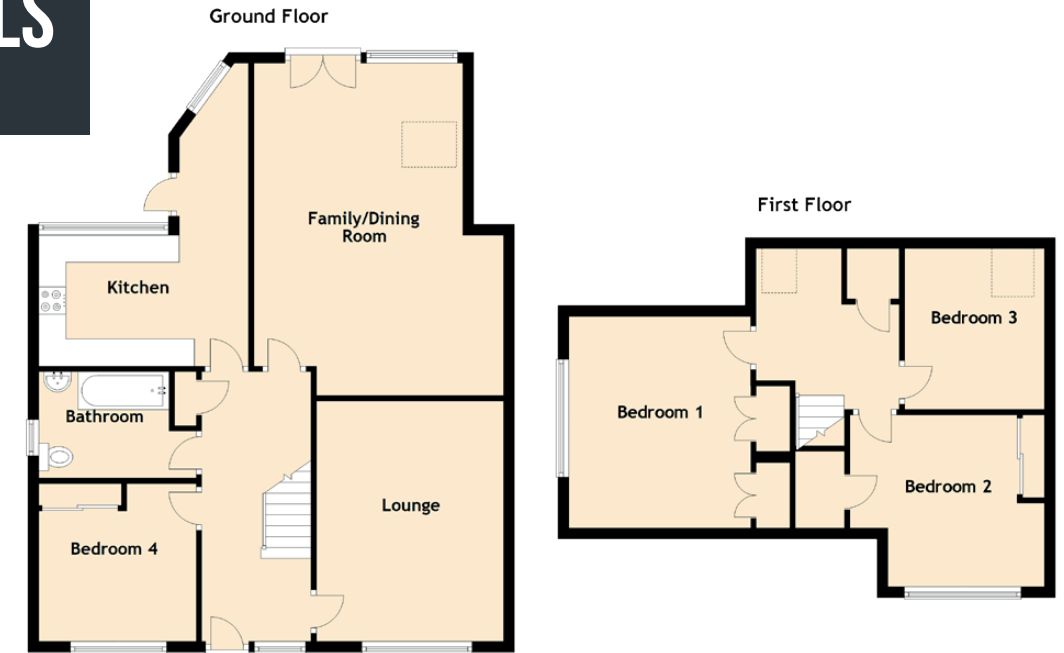


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