

# 49 Springfield View

SOUTH QUEENSFERRY, EDINBURGH, EH30 9RZ



*EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING A  
HOME WITH IMMENSE POTENTIAL FOR RENOVATIONS*



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McEwan Fraser Legal is delighted to present this remarkable 3-bedroom mid-terraced property nestled in a picturesque location offering unparalleled views that will leave you in awe. Boasting an incredible backdrop, this residence presents an exceptional opportunity for those seeking a home with immense potential for renovations and an enchanting setting that will capture your heart.

This rarely available property type is split over 3 levels, with the entrance leading to the middle floor. Upon entering, you can see the potential in creating a warm and inviting atmosphere that will set the tone for a charming home. The kitchen is on the middle floor and although in need of renovation, provides a solid foundation to create your dream culinary space. With ample room for customization, the potential for a modern and functional kitchen is limitless, providing the opportunity to design a space tailored to your taste and lifestyle. There is also a family shower room and handy store area on this level.

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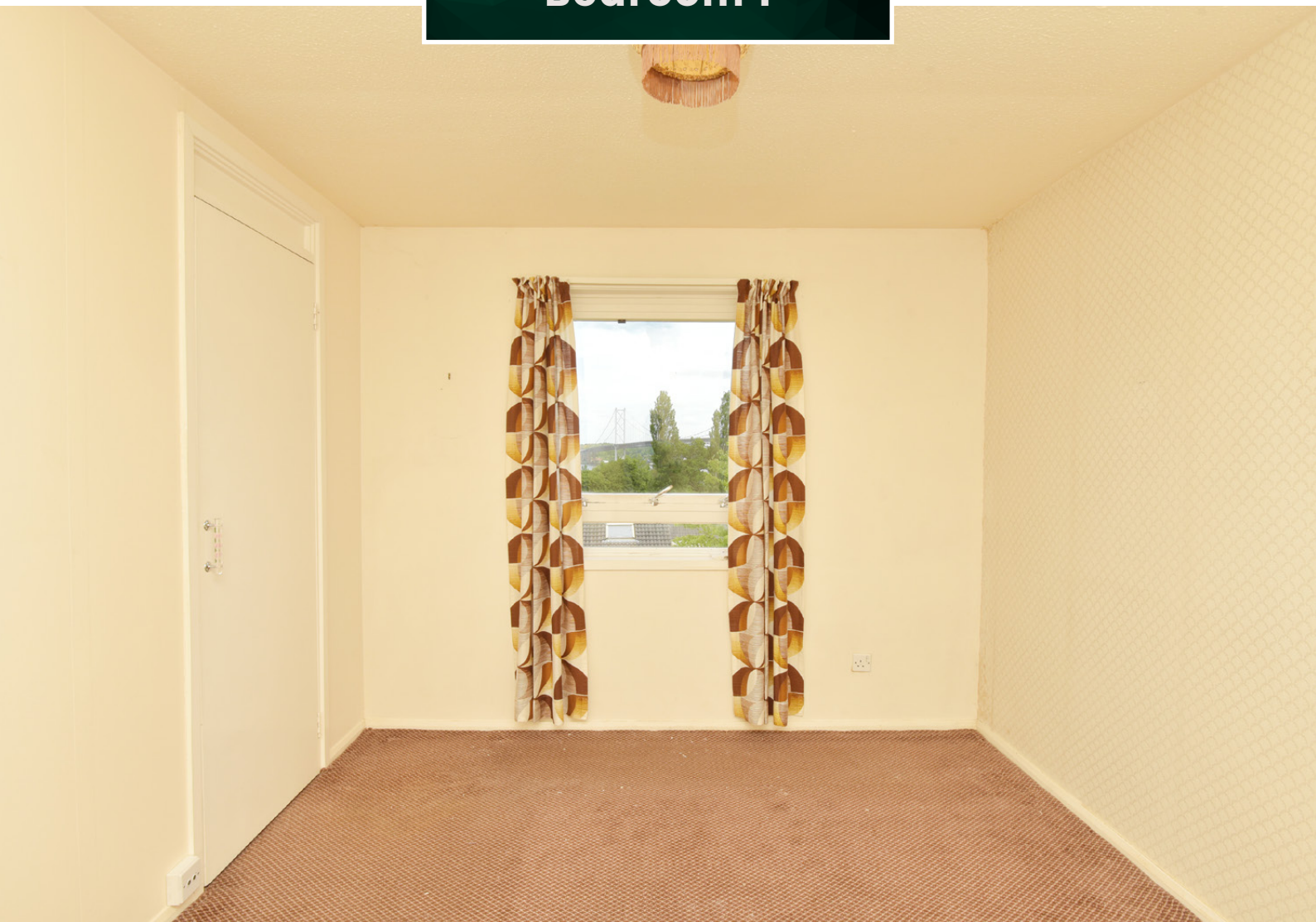
Moving to the upper level of the property, the main living area features an open layout creating a perfect space for entertaining and family gatherings. Large windows drench the room in natural light, creating a bright and airy ambiance while framing the panoramic views of the forth road and railway bridge that extend beyond the horizon. The master bedroom is also on this level which shares the same amazing outlook. There are few places in Edinburgh that can rival scenes such as these.







**Bedroom 1**







On the lower level of the property, you will discover two further well-proportioned bedrooms, each offering privacy and tranquility. Both bedrooms are positioned at the rear of the property, providing the perfect vantage point to wake up to awe-inspiring views every morning. Imagine starting your day with a cup of coffee in hand, admiring



the natural beauty that stretches as far as the eye can see. As well as benefitting from the stunning vistas, they also offer flexibility to be transformed into a home office, hobby room, or a cozy space for guests. The possibilities are endless, allowing you to create living spaces that cater to your specific needs and preferences.

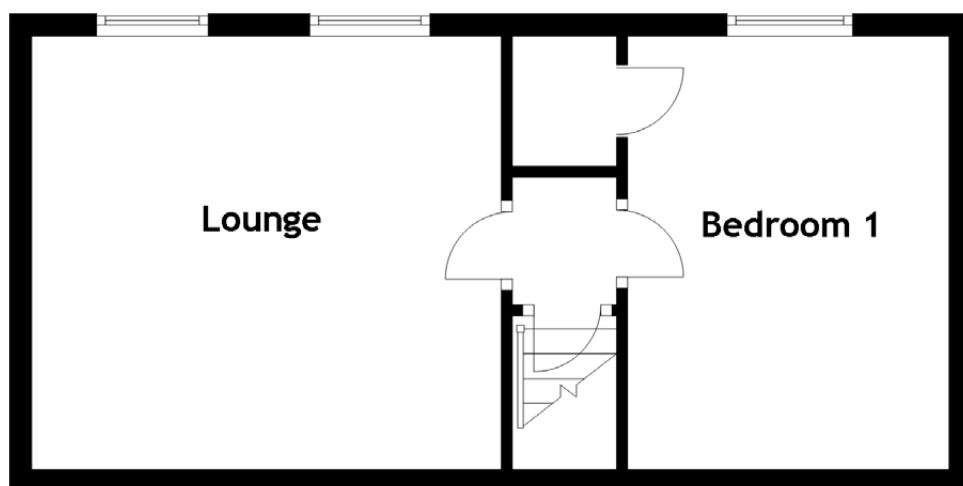




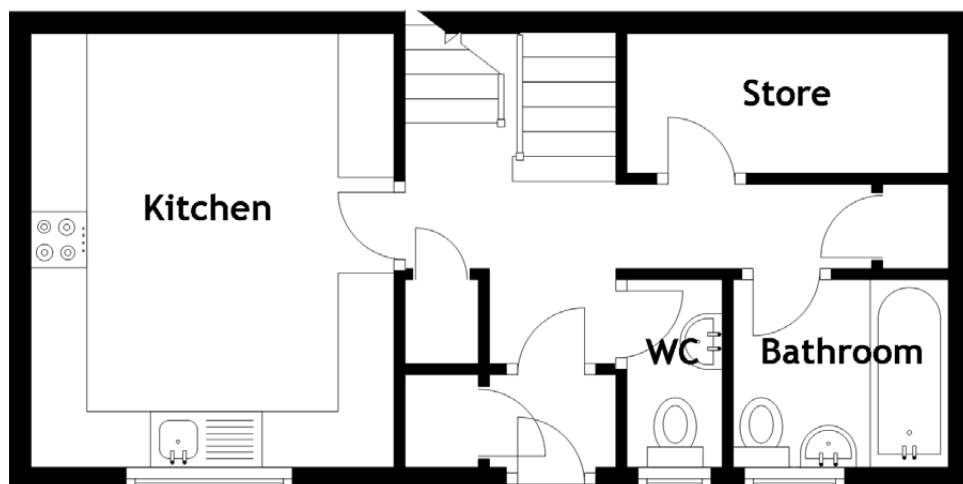
**Bedroom 2**



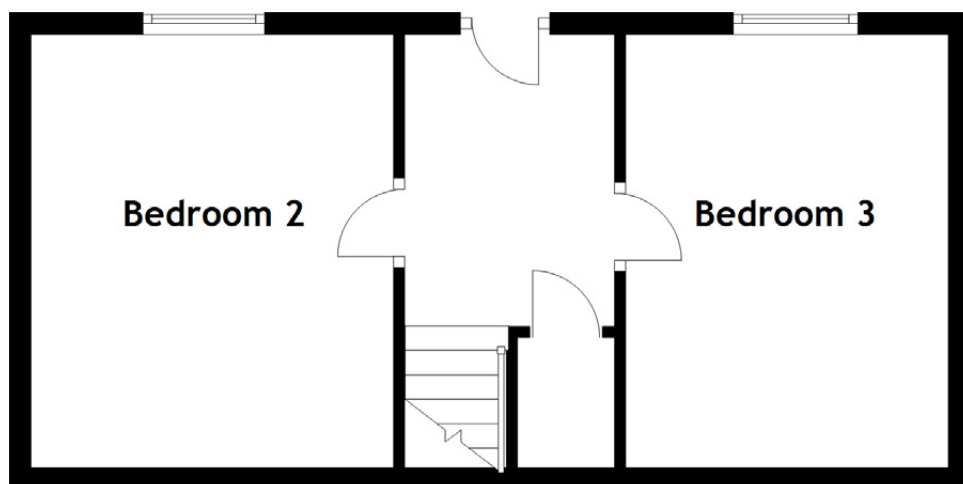




UPPER-LEVEL



MID-LEVEL



LOWER-LEVEL

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.21m (13'10") x 3.88m (12'9")	Bathroom	1.93m (6'4") x 1.68m (5'6")
Kitchen	3.88m (12'9") x 3.25m (10'8")	WC	1.68m (5'6") x 0.85m (2'10")
Bedroom 1	3.88m (12'9") x 2.88m (9'5")		
Bedroom 2	3.88m (12'9") x 3.25m (10'8")	Gross internal floor area (m <sup>2</sup> ): 99m <sup>2</sup>	
Bedroom 3	3.88m (12'9") x 2.89m (9'6")	EPC Rating: D	





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Outside, the property continues to impress with a private garden that invites you to unwind and relish in the serenity of your surroundings. Whether you choose to create an oasis of tranquility or a vibrant outdoor entertainment area, this space is your canvas to design a haven for relaxation and enjoyment. There is also a single garage which allows for safe parking of a vehicle or even somewhere to tinker with a hobby.

In summary, this 3-bedroom mid-terraced property is a rare gem waiting to be polished. With stunning views that will leave you breathless, this home presents a unique opportunity to unleash your creativity and create a space that reflects your personal style. Don't miss your chance to transform this property into your dream home and wake up every day to the beauty that surrounds you. Early viewing is advised to let your imagination run wild!

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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.

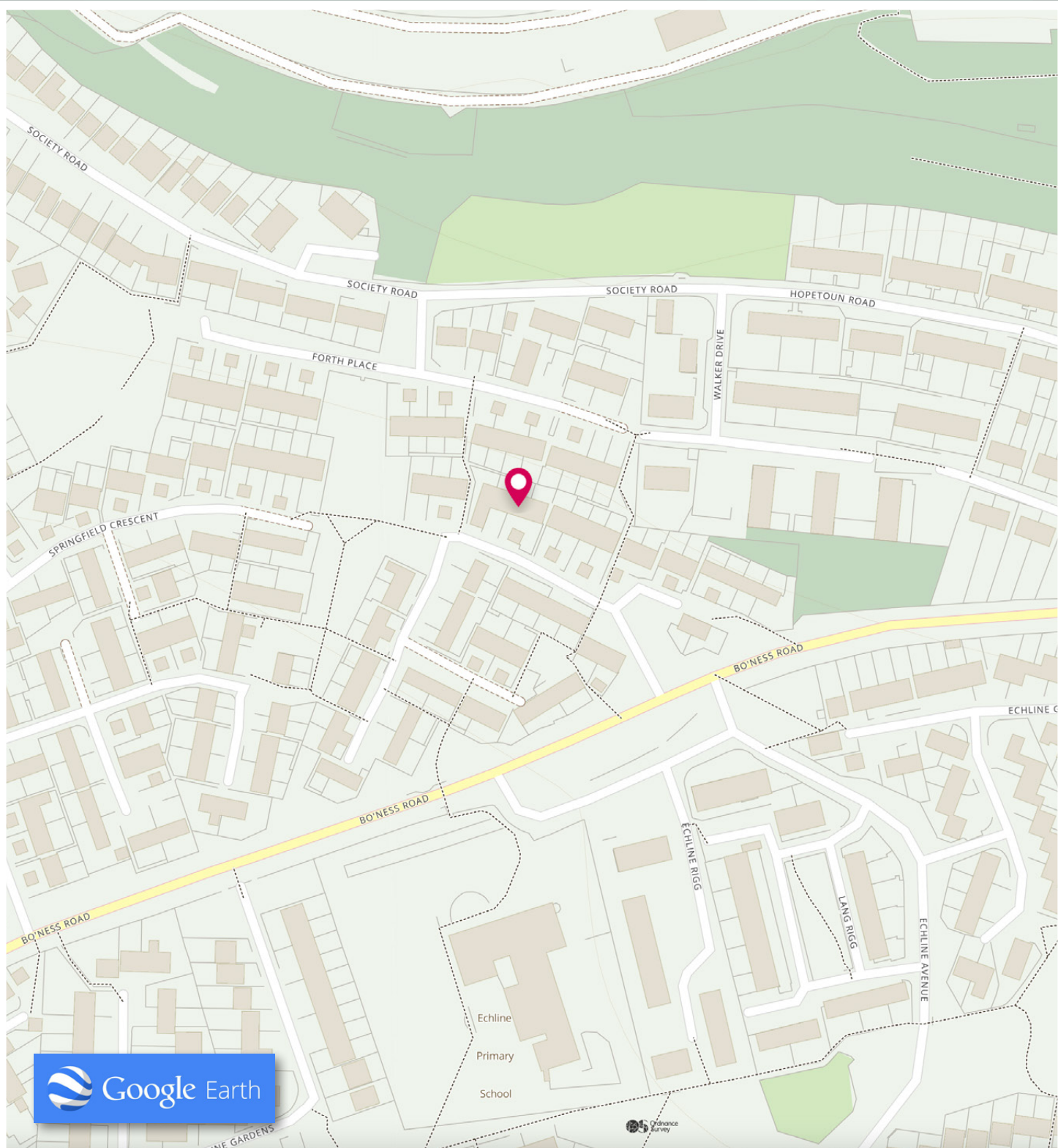
For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with Edinburgh City Bypass. Dalmeny Train Station is practically on the doorstep, with the new path opened up through the development.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

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