

13 Stein Street

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9BH



*BEAUTIFUL THREE BEDROOM HOME
IN A POPULAR RESIDENTIAL LOCATION*



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Welcome to this lovely three-bedroom semi-detached property in South Queensferry. 13 Stein Street is in walk-in condition with easy access to all commuter links. Upon entering through the main front door, you'll find yourself in a welcoming inner hallway with a convenient WC. The bright lounge features a front-facing window that fills the room with natural light.

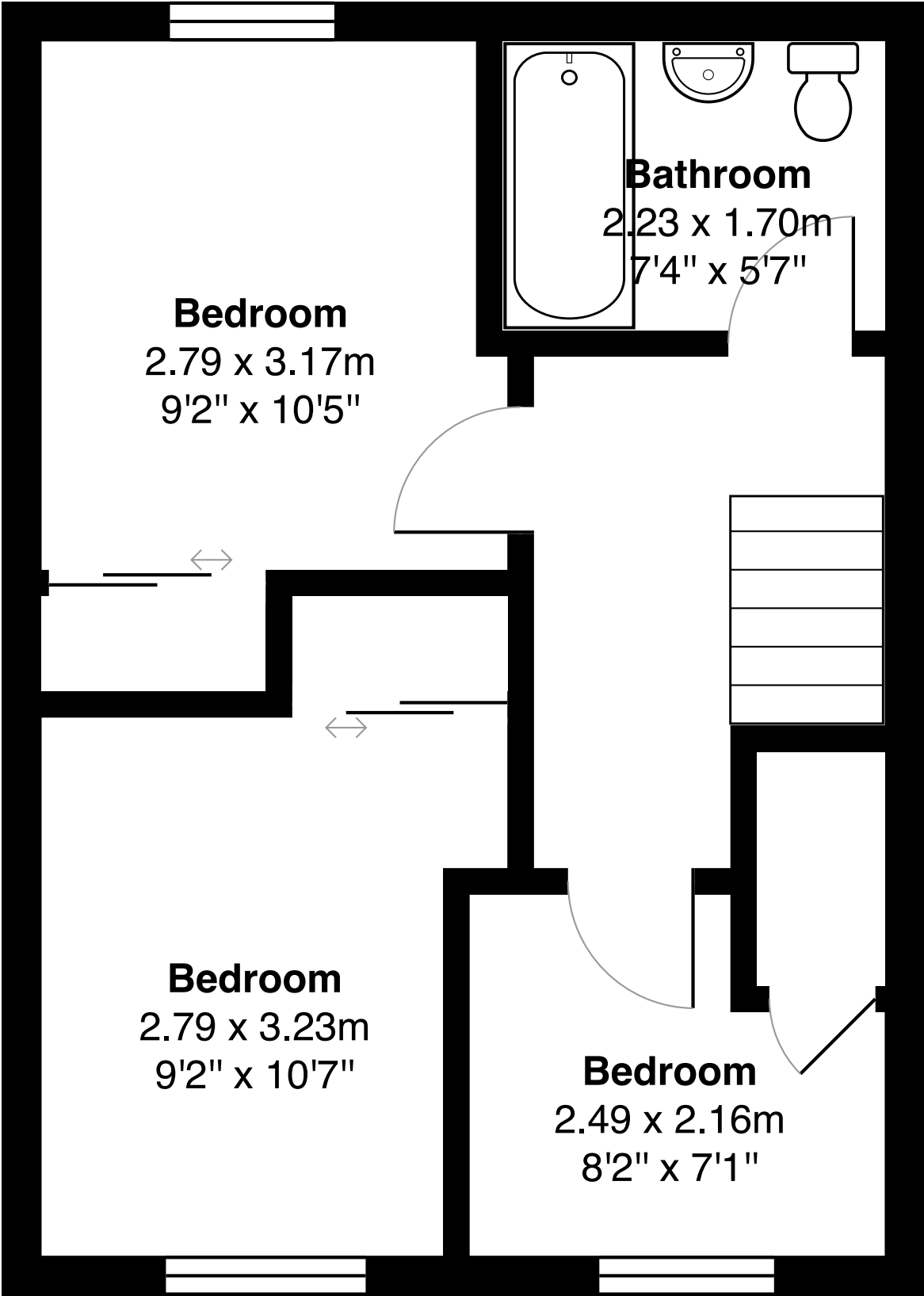
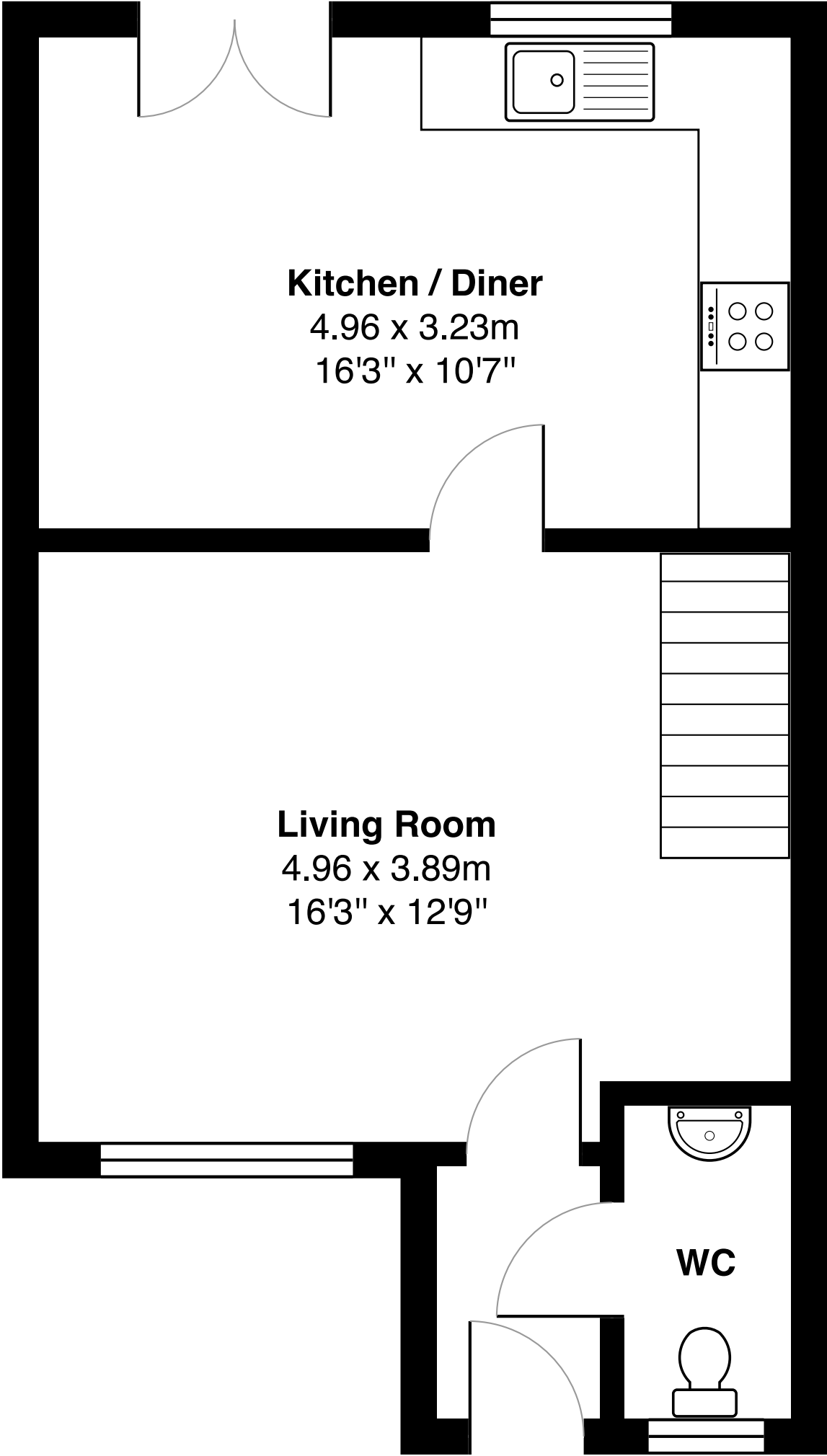


The modern kitchen and dining area come complete with integrated appliances and French doors that open out to the fully enclosed, secluded rear gardens, making it perfect for families and children.



Upstairs, you'll find three double bedrooms with built-in wardrobes and a modern, fully-tiled three piece family bathroom.





Gross internal floor area (m²): 81m²
EPC Rating: C



Additionally, there's off-street parking to the front for two vehicles and a fully enclosed rear garden.

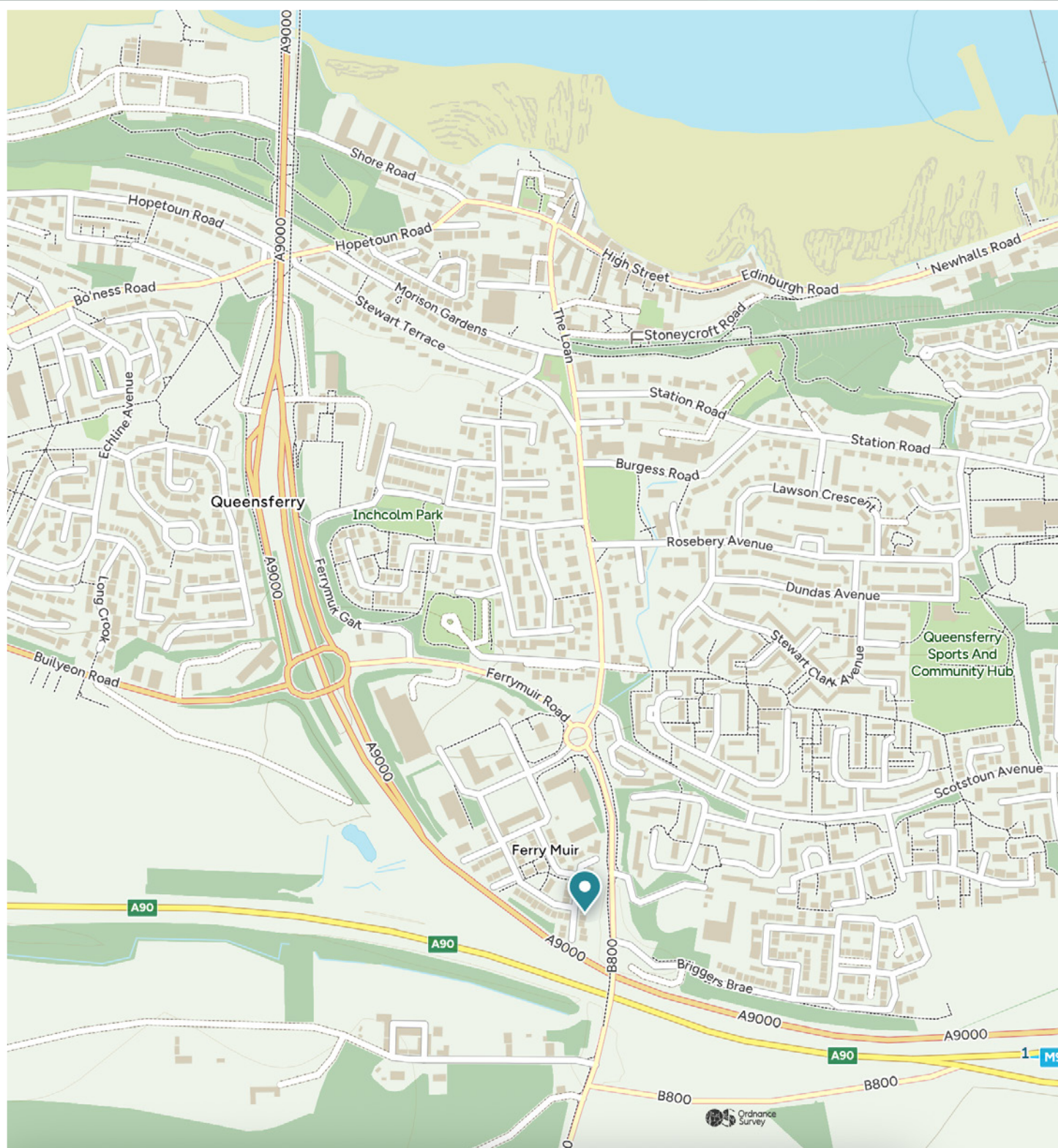


South Queensferry is located some ten miles to the north west of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. 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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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Property description
JAY STEIN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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