



46 Scotstoun Park

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9PQ

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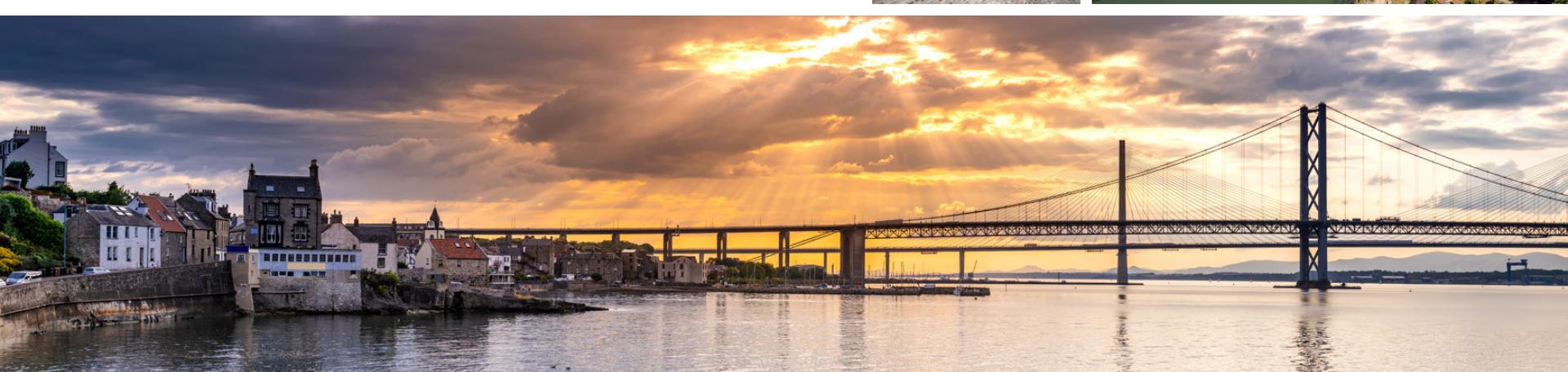
WEST LOTHIAN, EH30 9PQ

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 architect's 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.



46 SCOTSTOUN PARK

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46 Scotstoun park is an immaculate family villa nestled in a cul de sac within an established residential estate with mature gardens. The property is presented in good condition.

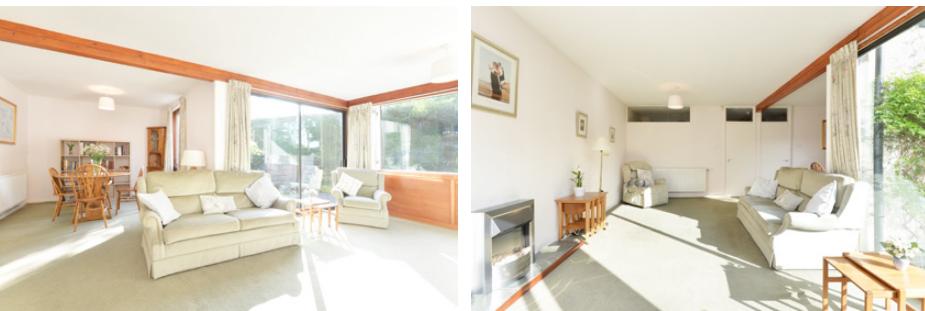
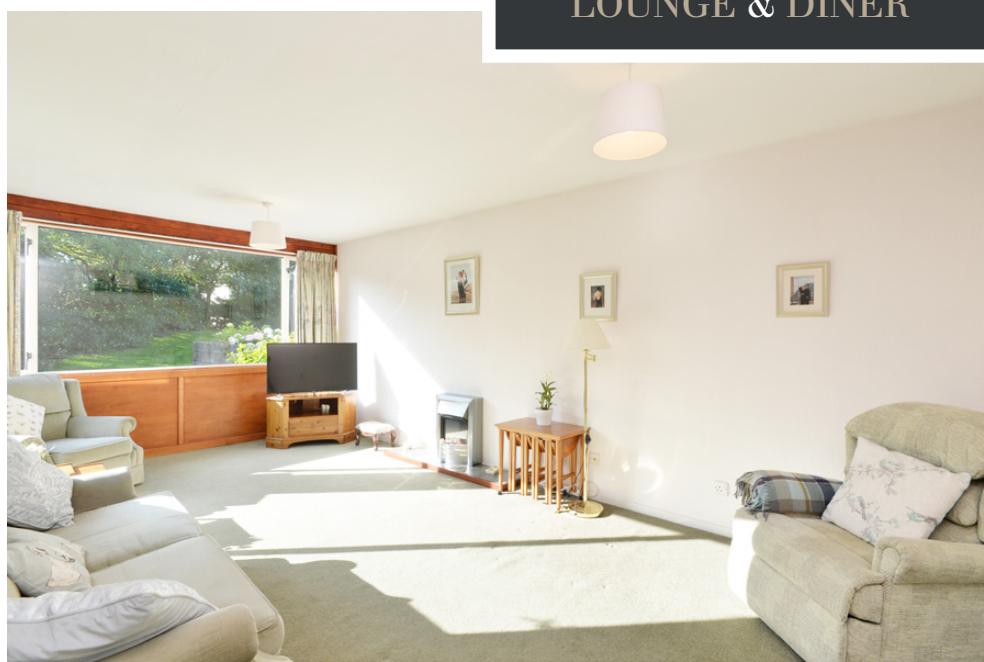
There is a welcoming entrance hall with stairs leading to the upper level. The lounge/dining area is pleasantly located to the rear of the property with a large window flooding the room with natural light, within this room, there is space for a table and eight chairs for more formal dining. The family kitchen is located to the front with a good range of floor and wall-mounted units. The modern stylish kitchen has a full range of floor and wall mounted units with oven, hob and extractor fan. Also to the ground floor level, there is a handy Office space and an under stair storage cupboard.

To the upper level, there are three good sized double bedrooms with wardrobes and ample storage. The master bedroom comes complete with lovely views. This completes the accommodation on offer. There is good storage throughout the property. Gas central heating and double glazing have been installed throughout.

There are beautifully maintained gardens to the front and rear which have been well stocked and carefully nurtured over the years. Off-street parking is provided by a large driveway.



LOUNGE & DINER





LOUNGE & DINER

KITCHEN

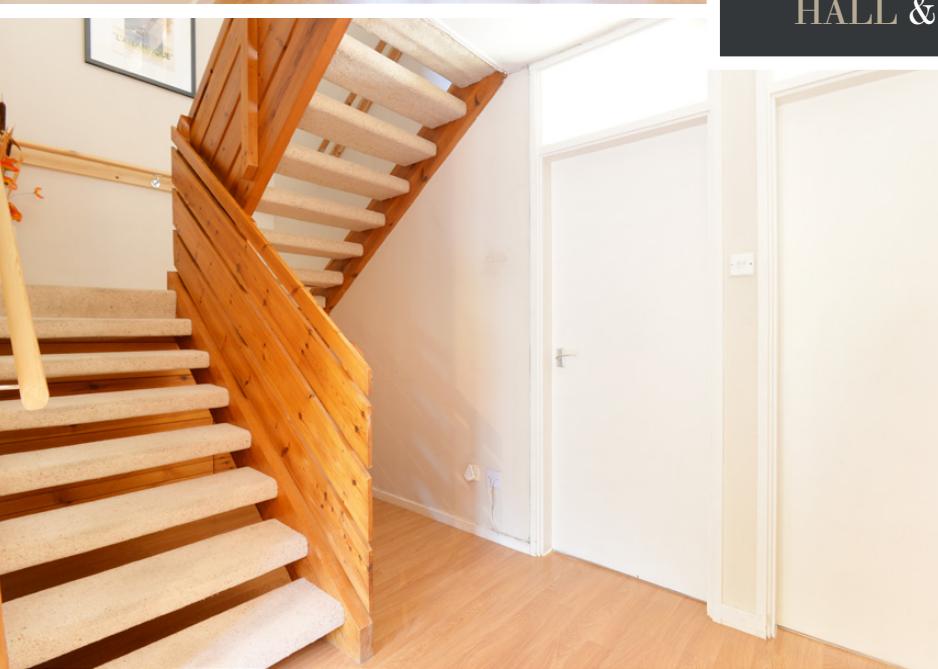


*“...AN IMMACULATE FAMILY
VILLA NESTLED IN A CUL DE
SAC WITHIN AN ESTABLISHED
RESIDENTIAL ESTATE ...”*

STUDY



HALL & LANDING





BEDROOMS





BATHROOM

SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



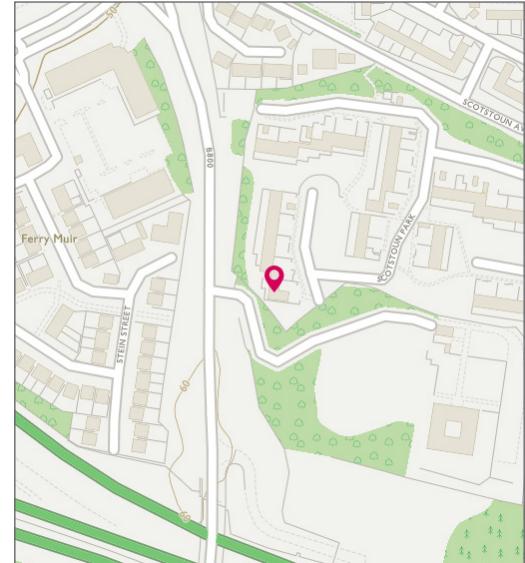
Approximate Dimensions
(Taken from the widest point)

Lounge	6.29m (20'8") x 3.46m (11'4")
Dining Room	3.42m (11'3") x 3.01m (9'11")
Kitchen	5.36m (17'7") x 2.45m (8')
Study	2.29m (7'6") x 2.24m (7'4")
Bedroom 1	3.45m (11'4") x 3.02m (9'11")
Bedroom 2	3.45m (11'4") x 3.02m (9'11")
Bedroom 3	3.45m (11'4") x 2.21m (7'3")
Bathroom	2.45m (8') x 2.45m (8')
WC	2.30m (7'7") x 1.01m (3'4")

Gross internal floor area (m²): 120m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.





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