




McEwan Fraser Legal
Solicitors & Estate Agents
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45 Lowrie Gait

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9AB



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. Ferrymuir Retail park caters for any larger shopping needs with Tesco supermarket on hand alongside some well-known restaurant chains. There is also a good selection of small boutique shops at the waterfront 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.



45 LOWRIE GAIT

SOUTH QUEENSFERRY

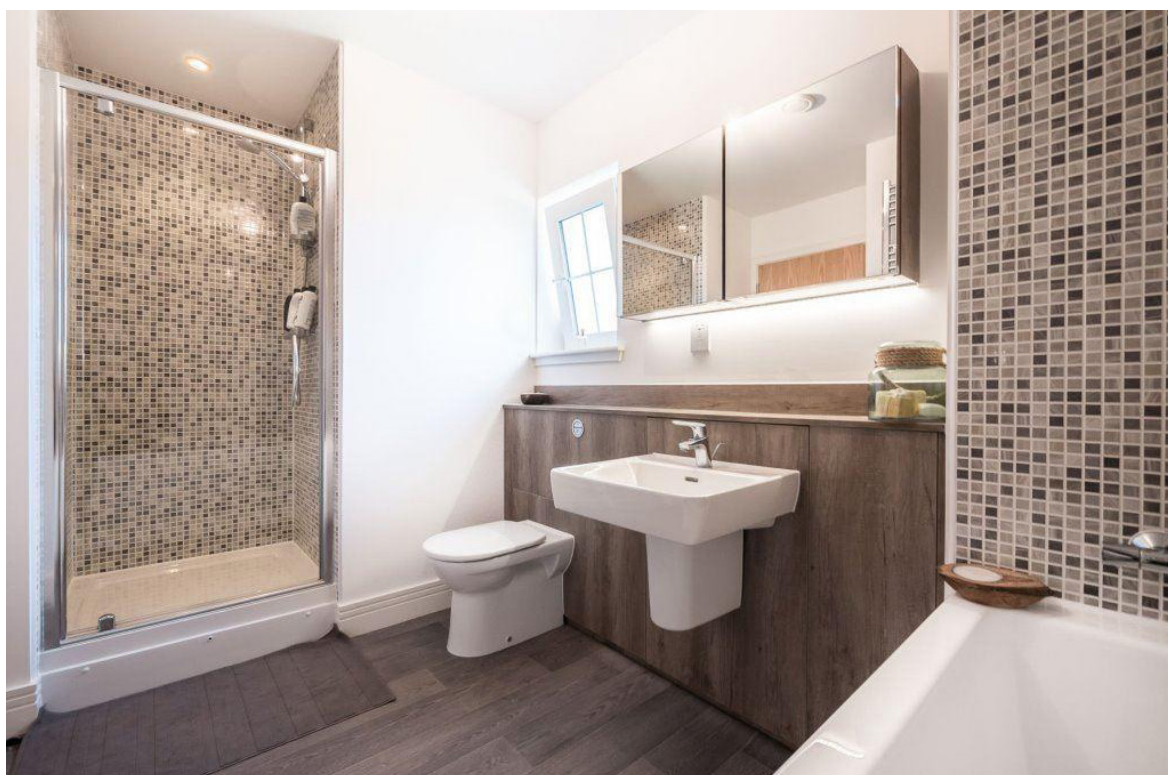
McEwan Fraser Legal is delighted to present this four-bed detached house in South Queensferry. The property is in walk-in condition. The house showcases both country and city living being a short train or drive to the city centre and just a stone through from countryside and beaches. Inside, the property comprises of:

- Kitchen with integrated appliances
- Spacious living area
- Four bedrooms
- Integrated wardrobe space
- Family bathroom with shower and bath
- Two en-suite shower rooms
- Utility room
- Excellent storage space
- Downstairs WC
- Large garage

In addition to this, the property includes private off-street parking for two cars with more than adequate on-street parking.

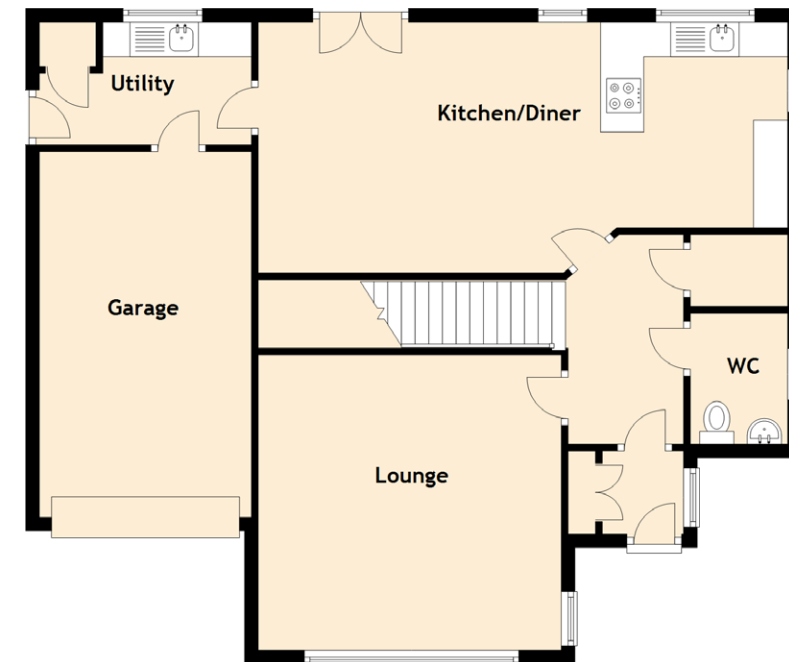
This is a rare opportunity to acquire this detached four-bed home within this fantastic location of South Queensferry.





SPECIFICATIONS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.74m (25'5") x 3.66m (12')
Lounge	4.43m (14'6") x 4.31m (14'2")
Utility	3.19m (10'6") x 1.79m (5'10")
Garage	5.34m (17'6") x 3.10m (10'2")
WC	1.91m (6'3") x 1.42m (4'8")
Bedroom 1	4.42m (14'6") x 4.32m (14'2")



En-suite 1	2.50m (8'2") x 1.70m (5'7")
Bedroom 2	3.68m (12'1") x 3.09m (10'2")
En-suite 2	2.35m (7'9") x 1.86m (6'1")
Bedroom 3	3.60m (11'10") x 3.18m (10'5")
Bedroom 4	3.41m (11'2") x 2.96m (9'9")
Bathroom	2.54m (8'4") x 2.52m (8'3")

Gross internal floor area (m²): 156m²
EPC Rating: B



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Part
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