




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 1, 21 Dimma Park

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9AL



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. 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 architects Sir William Bruce and William Adam and home to the Earls of Hopetoun.

For the commuter, easy access can be gained to the M9 and the M8 east and west. By rail is easy with the station just a five-minute walk from the property.



FLAT 1

21 DIMMA PARK

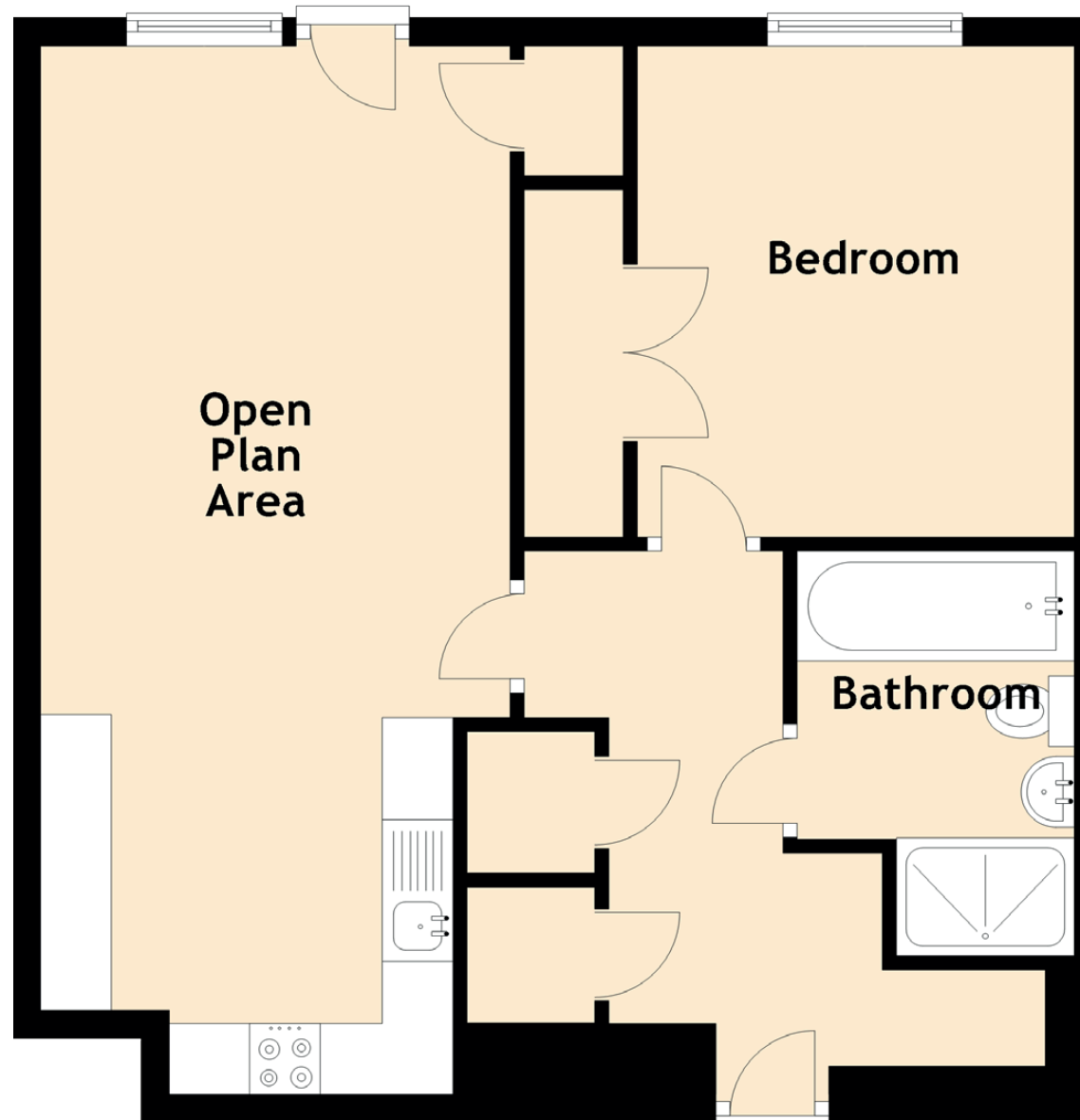
SOUTH QUEENSFERRY

McEwan Fraser Legal is delighted to present this beautifully presented one-bed ground floor flat that forms part of a prestigious Cala development with the historic seaside town of South Queensferry. The property is in true walk-in condition showcasing an excellent specification and interiors throughout. With well-maintained grounds surround the property and just a five-minute walk to the train station, this property will appeal to a variety of first-time buyers and professionals alike. Inside, the property comprises of:

- Fully equipped open modern kitchen with an integrated gas hob, oven, fridge freezer and dishwasher
- Comfortable living area with Amtico flooring, space to dine and access to an outside terrace area
- A good-sized double bedroom which includes a built-in wardrobe for storage
- A crisp four-piece bathroom with a bath, a double shower, towel radiator and vanity unit

The property further benefits from good storage in the hall, a secure entry system, gas central heating, double glazing, well kept communal grounds and an allocated parking space. This is a great opportunity to acquire a luxury flat in a fantastic location with easy links into Edinburgh.





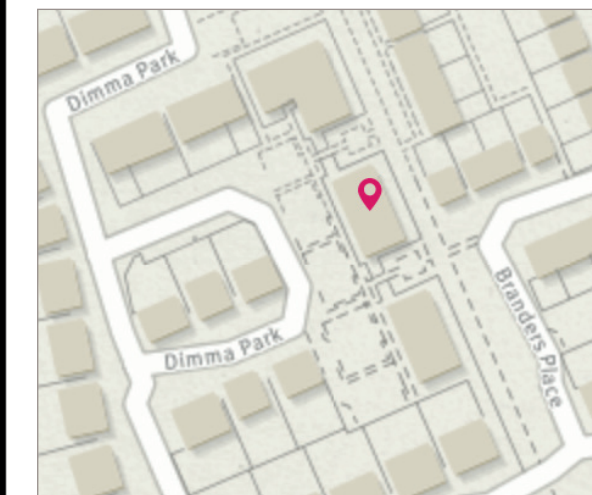
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

| | |
|----------------|--------------------------------|
| Open Plan Area | 7.41m (24'4") x 3.32m (10'11") |
| Bedroom | 3.47m (11'5") x 3.09m (10'2") |
| Bathroom | 2.86m (9'5") x 1.96m (6'5") |

Gross internal floor area (m²): 52m²
EPC Rating: B



PATIO AREA



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Part
Exchange
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Text and description
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