

# 27 Inchgarvie Park

SOUTH QUEENSFERRY, EDINBURGH, WEST LOTHIAN, EH30 9RN



*Excellent three-bedroom apartment  
in a sought-after location*



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An excellent opportunity has arisen to acquire this spacious three-bedroom main-door flat, well situated within the popular South Queensferry area of Edinburgh. Viewing of this property is highly recommended.

# THE LIVING ROOM



Internally this accommodation is in excellent decorative order, briefly comprising; an internal hallway with a large storage cupboard, a bright and spacious living room with a feature fireplace and a good-sized kitchen.

# THE KITCHEN





There are three double bedrooms, two of which benefit from fireplaces and a three-piece, fully wet-walled shower room.

# THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

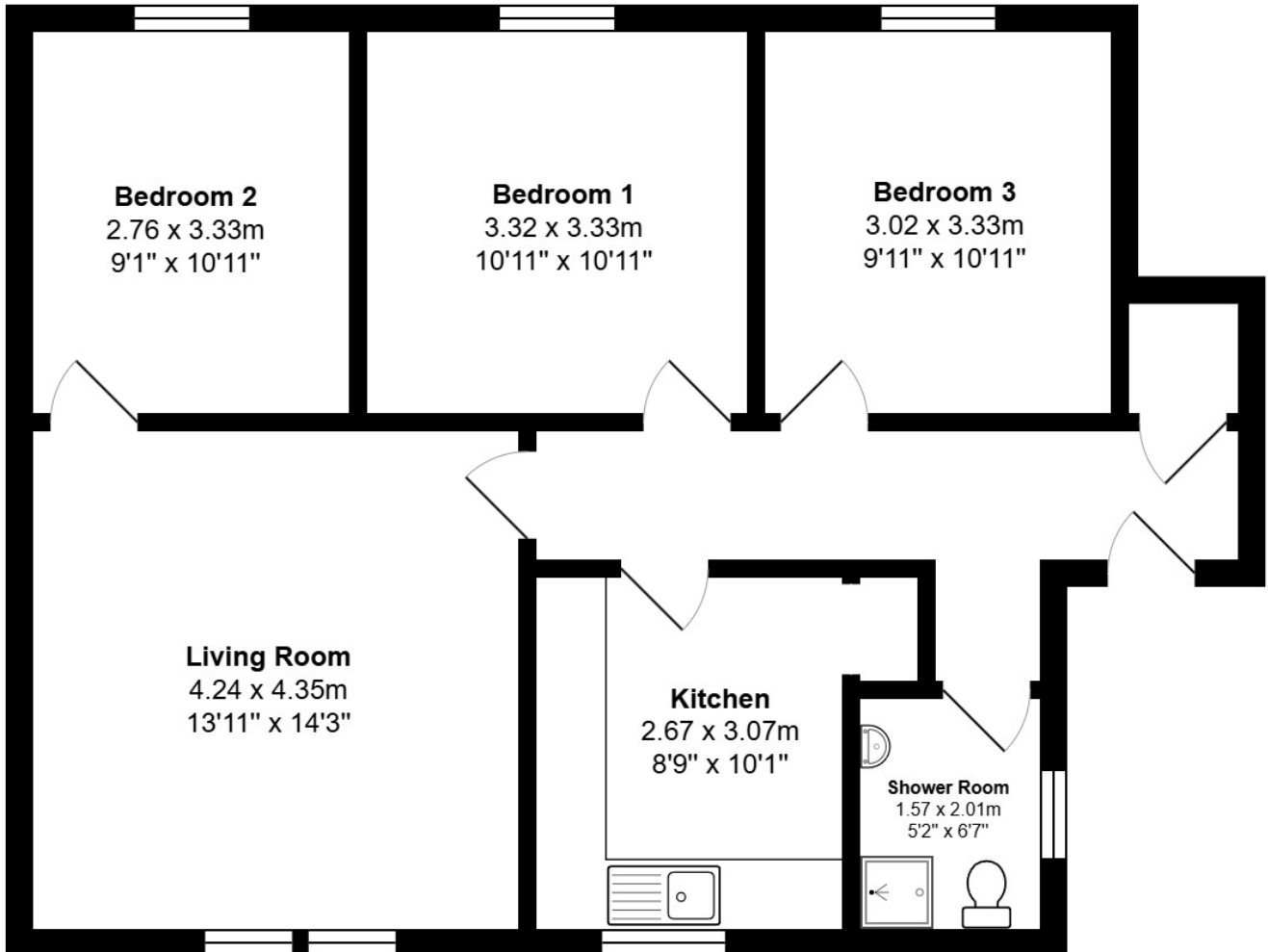


This property also benefits from; gas central heating, full double glazing, a large driveway with potential to be extended into the front garden if more space is required, more than adequate on street parking and a private front and rear garden.

# EXTERNALS



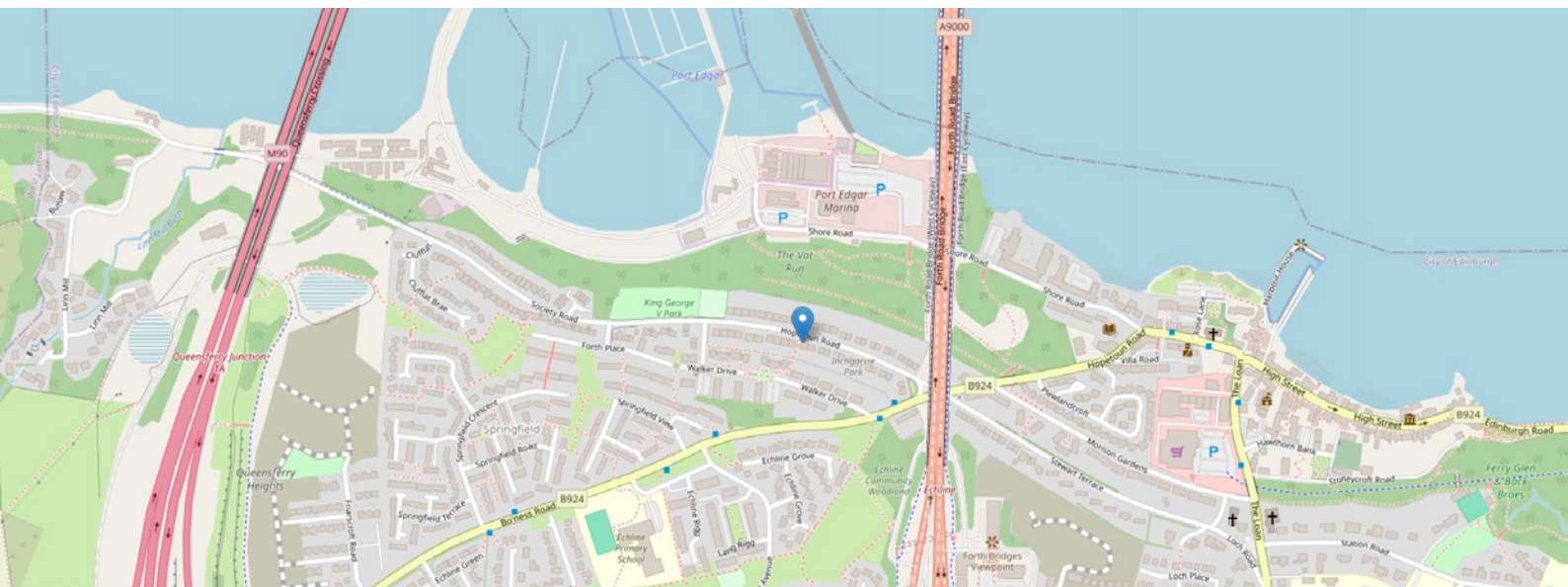
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: C

Extras: All white goods along with carpets and curtains.





# THE LOCATION

South Queensferry is located some ten miles to the northwest 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 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 the 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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