



THE CROSSINGS

at Bridgewater Village

PLOT 90 - JEDBURGH

The Property

McEwan Fraser Legal is delighted to offer a potential part exchange (terms and conditions apply). Call us in the first instance to see if this is right for you.

This impressive executive home offers space, light, and flexibility designed around modern family living. From the very first moment in the welcoming hallway, the tone is set for a property that balances elegance with everyday practicality.



The separate lounge, reached through feature double doors, is the perfect retreat for relaxing evenings, while the expansive kitchen and family area is very much the heart of the home. With a generous dining space and breakfast area, this is where family meals, morning coffee, and weekend entertaining come together effortlessly. French doors open onto the garden, connecting indoor and outdoor living.

Practicality has also been carefully considered, with a utility room providing direct access to the integral garage, and a cloakroom tucked neatly off the hall.





The Property

Upstairs, the design continues to impress. The main bedroom suite features its own en-suite bathroom and generous proportions. A second en-suite bedroom offers further comfort for guests or older children, while three additional bedrooms are served by a well-appointed family bathroom with separate shower cubicle.

Energy efficiency and peace of mind are built in, with a 10 year NHBC warranty and the latest in modern construction standards. This home offers more than just five bedrooms, it offers a lifestyle with stylish, sociable, and flexible spaces perfectly crafted for the way families live today.





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Floor Plan

Approximate Dimensions
(Taken from the widest point)

Kitchen	4.48m (14'8") x 2.83m (9'3")
Dining	4.66m (15'3") x 3.26m (10'8")
Lounge	5.87m (19'3") x 3.45m (11'3")
Utility	3.12m (10'2") x 1.43m (4'8")
Cloaks	2.14m (7') x 1.08m (3'6")
Bedroom 1	3.82m (12'6") x 2.94m (9'7")
En-suite 1	2.38m (7'9") x 1.48m (4'10")
Bedroom 2	4.03m (13'2") x 3.14m (10'3")
En-suite 2	2.18m (7'1") x 1.48m (4'10")
Bedroom 3	3.73m (12'2") x 3.12m (10'2")
Bedroom 4	3.15m (10'4") x 2.93m (9'7")
Bedroom 5	3.39m (11'1") x 2.67m (8'9")
Bathroom	2.79m (9'1") x 1.96m (6'5")



The Location

South Queensferry is a charming historic town set on the southern shore of the Firth of Forth, just a short drive from Edinburgh city centre. Best known for its iconic views of the Forth Bridges, the town combines a rich heritage with all the convenience of modern living.

The cobbled high street is lined with independent shops, cafés, and restaurants, many offering waterfront views. There are excellent local amenities including supermarkets, schools, medical facilities, and leisure options, while larger retail and entertainment venues can be found at nearby Edinburgh Gateway and The Gyle.

For commuters, South Queensferry is ideally placed. The A90 provides direct road links into Edinburgh and towards Fife, while Dalmeny railway station offers regular train services into the capital in under 20 minutes. Edinburgh Airport is also within easy reach, making both business and leisure travel simple.

Surrounded by coastal walks, woodland trails, and nearby country parks, South Queensferry offers a wonderful balance of natural beauty, community atmosphere, and city accessibility – making it a highly desirable place to live.







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Part
Exchange
Available

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