

# Flat 3, 8 Dauline Road

SOUTH QUEENSFERRY, WEST LOTHIAN, EH30 9BP



*Delightful one-bedroom ground-floor flat*



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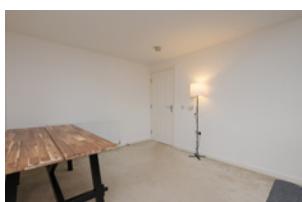


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This very attractive and rare one-bedroom flat is located in a quiet residential setting, centrally located in a well-sought-after residential area of Stirling. It has been updated to a high standard and would make an excellent purchase for a first-time buyer or buy-to-let investor. The property is well-presented throughout with contemporary decorative features.

## THE LOUNGE



The accommodation comprises an entrance hallway with a storage cupboard and a bright lounge.

# THE KITCHEN



The well-equipped kitchen includes an integrated electric oven and hob, fridge, and washing machine.





The flat also features a bathroom with a shower over the bath and a large bedroom with ample space for free-standing furniture.

## THE BATHROOM



# THE BEDROOM

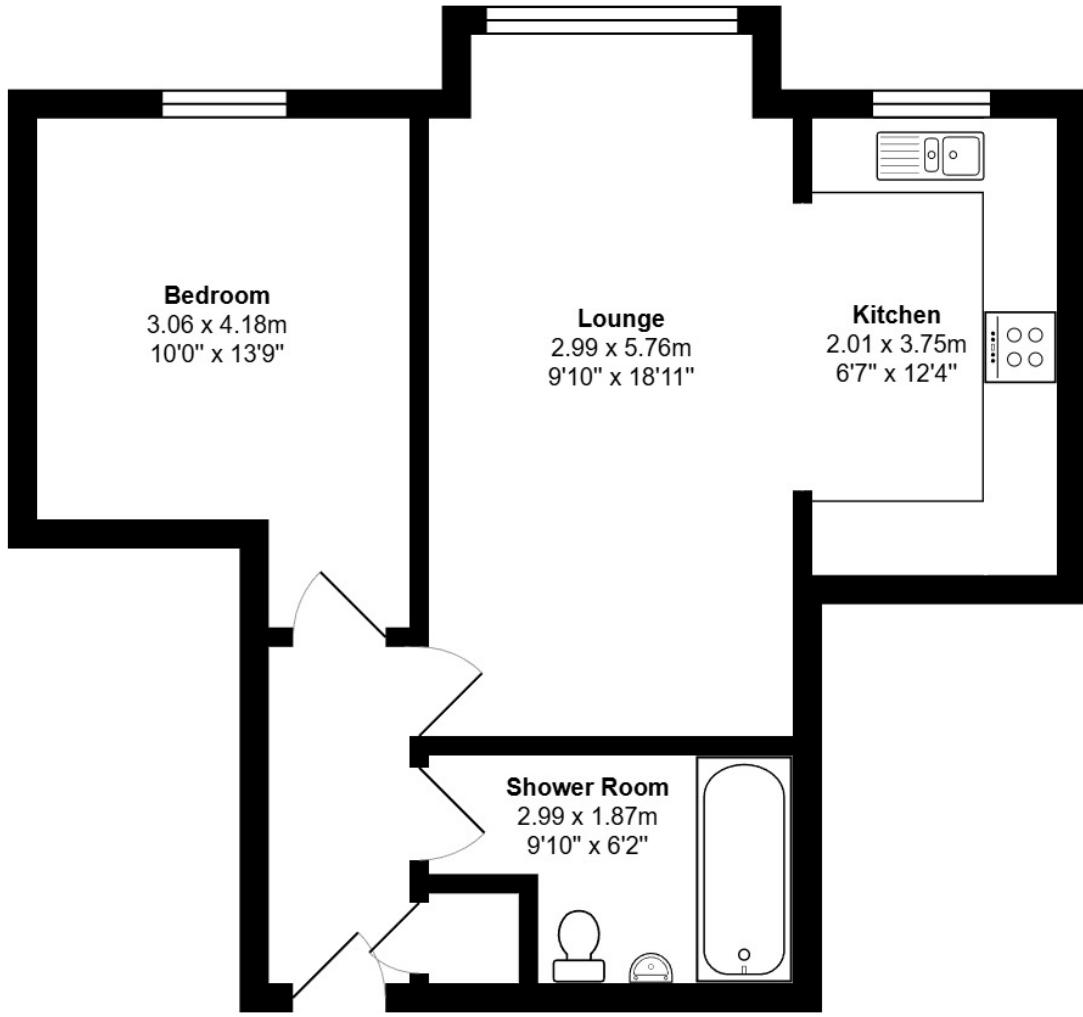


The property also benefits from gas central heating and double glazing. There is allocated parking for the flat and ample visitor parking. There are attractive, well-kept gardens surrounding the flat, which are maintained by a factor.

## EXTERNALS

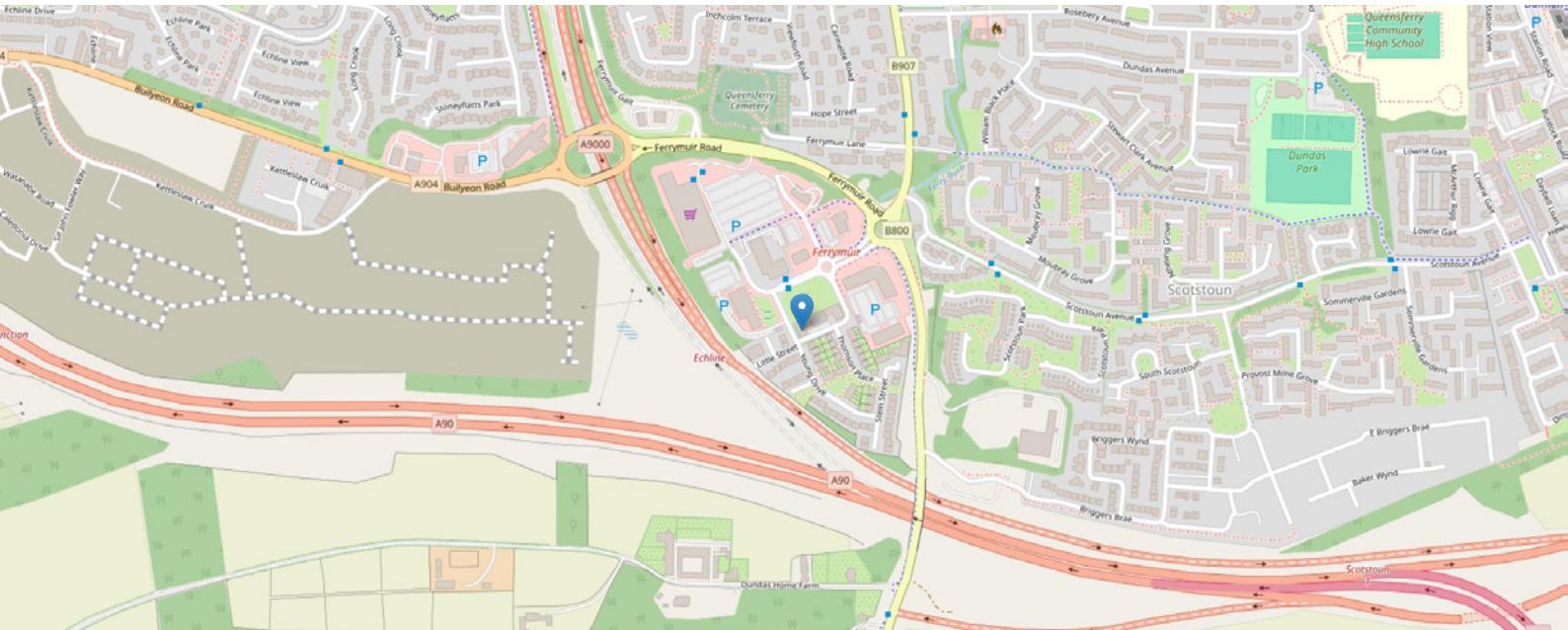


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup> | EPC Rating: C



# THE LOCATION

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 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 also 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. 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 the Edinburgh city bypass.



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