



14/2 South Scotstoun
South Queensferry
EH30 9YD



Fixed Price: £73,995

Attractive light ground floor studio flat in excellent order. Ideal first time purchase. Hall, lounge/bedroom, kitchen (appliances) and bathroom. Double glazed. Allocated parking. Communal gardens. Good storage. Viewing highly recommended.

Viewing:

Thursday 7 - 8, Sunday 2 - 4 or
by appointment telephone 07907 932 665

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Description

The property offered for sale comprises a delightful ground floor studio flat in excellent order with natural wood finishes and laminate flooring in the hall and lounge/bedroom. This is an ideal first time purchase and early viewing is highly recommended. The accommodation comprises hall, lounge/bedroom with built in wardrobes and pull down bed, fitted kitchen with cooker, fridge and washing machine and bathroom with shower. The property benefits from double glazing, allocated parking and communal gardens. The laminate flooring and fitted floor coverings are included and accordingly the property could be occupied very easily with a minimum of inconvenience. There is good storage accommodation throughout the flat.

Location

The property is located within the historic town of South Queensferry which lies approximately 8 miles to the west of the city centre. There are regular bus services to the city and surrounding areas. Dalmeny station on the outskirts of South Queensferry gives easy access to Waverly Station in the heart of Edinburgh as well as South Gyle. The city by-pass, M8 and M9 are all within a short drive linking to all the major trunk routes throughout Scotland. The Forth Road Bridge is easily accessible giving access to Fife and the north of Scotland. There are a number of excellent local shops including a large Tesco's and Scotmid. South Queensferry has good primary and secondary schooling and many good restaurants, bistros and bars all within walking distance. The town is surrounded by open countryside providing delightful walks with views over the estuary. South Queensferry enjoys a unique environment free from the pressures of city life yet just a short drive from Edinburgh with all its amenities and facilities.

Accommodation Comprises

Entrance Hall

Access to all rooms except the kitchen. Laminate flooring. Deep storage cupboard.

Lounge/Bedroom



Approximately 16'8" x 14'6". A spacious room with three windows for plenty of natural light. Laminate flooring. Wall mounted electric radiator. Built in wardrobes with central pull down double bed. Entry phone handset. Television and telephone points. Ample power points.



Kitchen



Bathroom

Approximately 6'5" x 4'10" comprising low level wc, wash hand basin and bath with instant electric shower above. Part tiled. Expelair fan. Fitted carpet. Deep airing cupboard housing hot and cold water tanks.

Exterior

There are communal gardens and allocated parking. External bin store.

