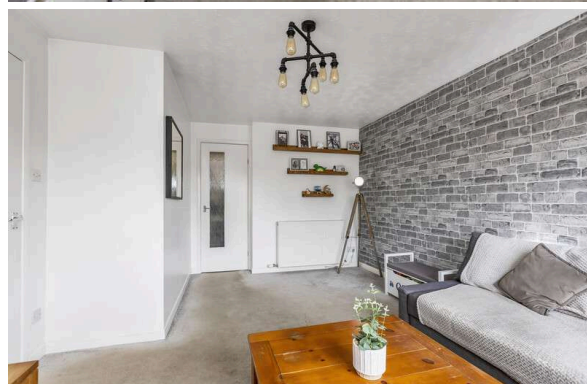




27 South Scotstoun
SOUTH QUEENSFERRY | EH30 9YD


warners
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SOUTH QUEENSFERRY | EH30 9YD

Nestled in the popular coastal town of South Queensferry, this upper flat is offered to the market in move-in condition and would make an ideal home for a first-time buyer or young professional couple. As you step inside, you're greeted by a bright and inviting south-facing living room, flooded with natural light throughout the day, creating a warm and welcoming ambiance.

The heart of the home is its modern, separate kitchen featuring attractive base and wall units, offering both style and functionality. This space is perfect for culinary enthusiasts. The property offers a generously sized double bedroom, complete with a spacious wardrobe that borders on a walk-in, providing plenty of storage space for your belongings. This tranquil retreat offers a peaceful haven for relaxation after a long day. The bathroom completes the accommodation and offers a traditional three-piece white suite with shower over bath.

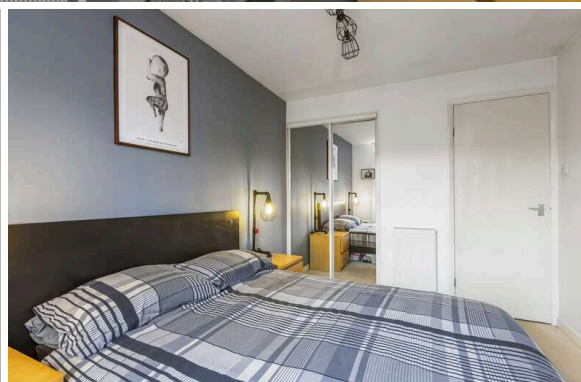
- Spacious, south-facing living room
- Contemporary kitchen with attractive units.
- Double bedroom with large wardrobe.
- Modern bathroom boasting shower over bath.
- Double glazing and gas central heating.
- Residents parking.
- External store

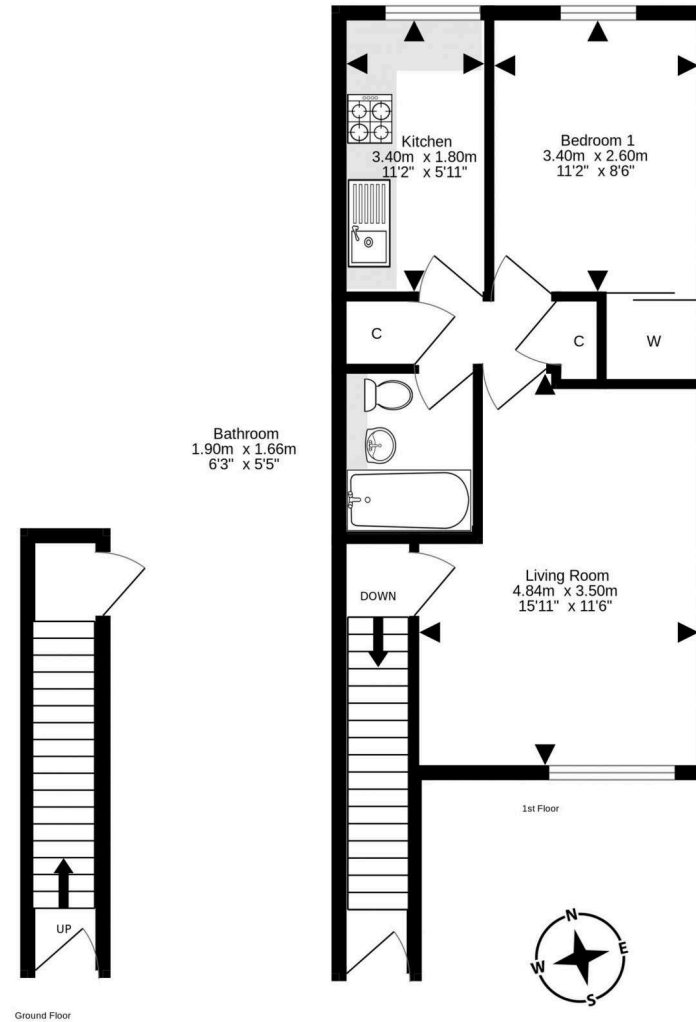
Extras included in this sale are all floor coverings, blinds, all white goods, integrated oven, gas hob and wine cooler. EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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