



**NEILSONS**  
Solicitors & Estate Agents

32/1 Shore Road  
South Queensferry | EH30 9SG

**Offers Over £220,000**

## Description

This ground floor flat with allocated parking space forms part of select private waterfront courtyard development with panoramic views over the Firth of Forth and historic Bridges.

The beautifully presented accommodation would make an ideal purchase for professionals, retirees or holiday/buy to let investor and comprises; secure entrance and welcoming reception hall giving access to all rooms. The elegant lounge/dining room creates the perfect ambience for relaxing or entertaining and is located with twin window formation to front enjoying picturesque views of historic Bridges beyond. The stylish kitchen has a range of modern base and wall mounted units with coordinating work surfaces and is also located with window to front. Finally, there are two tastefully presented rear facing double bedrooms and contemporary well-designed bathroom comprising classic white three-piece suite with shower unit over bath together with glazed shower screen. Further benefits include electric heating, double glazing and good built in storage/mirror wardrobes to bedrooms. There is also an allocated parking space, visitor parking and leafy landscaped communal gardens which are laid out to grass with seating area providing panoramic sea/bridge views. Sought after locale. Viewing highly recommended!

## Extras

There is laminate flooring to most rooms and all fitted floor coverings will be included in the sale together with the built-in hob/oven/extractor, fridge/freezer and washer/drier.

## Gardens, Allocated/Visitor Parking & Factors

The property forms part of a select established private waterfront courtyard development with well cared for communal landscaped gardens. There is a private allocated parking space (32/1) and visitor parking. A factor fee is payable to Trinity Factors and further information is available from selling agents.

## Viewing

By appointment through Neilsons on (0131 625 2222).



## Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.



