

**22 Inchgarvie Park
South Queensferry
EH30 9RN**

Offers Over £125,000



This property presents an excellent opportunity to purchase a well presented, 2-bedroom flat situated within the popular town of South Queensferry. Pleasant order throughout. Double glazed windows and garden.

Viewing:
By appointment
0131 652 1166

**11 – 15 Easter Road
EDINBURGH
EH7 5PJ**

**Tel. 0131 652 1166
Fax. 0131 652 1199**

An excellent opportunity to purchase this spacious two-bedroom flat within the thriving town of South Queensferry. The property is in good condition and would appeal to a first-time buyer or young families seeking a home in a great location.

The accommodation comprises; a bright and spacious lounge, modern fitted kitchen with appliances, 2 good sized bedrooms and a bathroom with a three-piece suite and shower over bath. Further benefits include double glazing and large back garden.

Location

The property is situated in the charming town of South Queensferry which is approximately 8 miles from Edinburgh City Centre. South Queensferry enjoys a beautiful setting that overlooks the Forth Road/Rail bridges and the Queensferry Crossing. There are several local amenities including local shops, supermarkets, restaurants, and bars. There are also a number of leisure facilities including a Sports Centre and Swimming Pool located in the local High School, alongside a recreational centre with a tennis court and five-a-side football pitch. The Gogar Roundabout provides a link to the Gyle Shopping Centre and the City Bypass. Edinburgh Airport is a close distance away and rail travel into Edinburgh City Centre is available at Dalmeny Station.

Extras

A washing machine and an integrated oven/hob will all be included in the sale of the property.

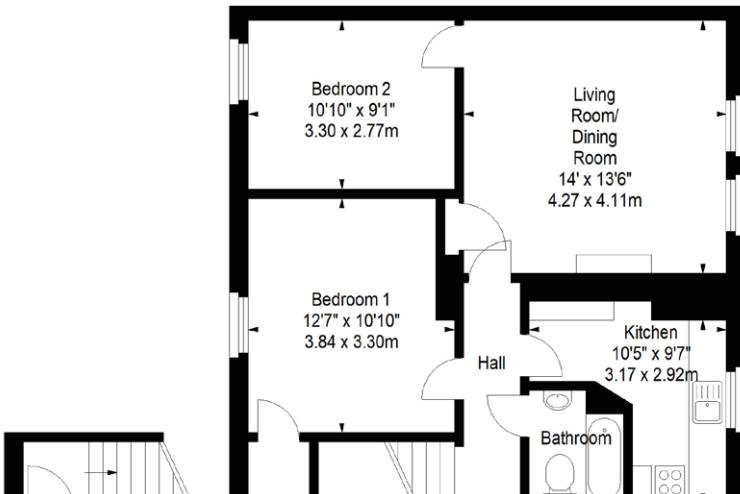
Viewing

Viewing by appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.

Inchgarvie Park,
South Queensferry, EH30 9RN



Approx. Gross Internal Area
684 Sq Ft - 63.54 Sq M
For identification only. Not to scale.
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Ground Floor Entrance

First Floor



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