

**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.

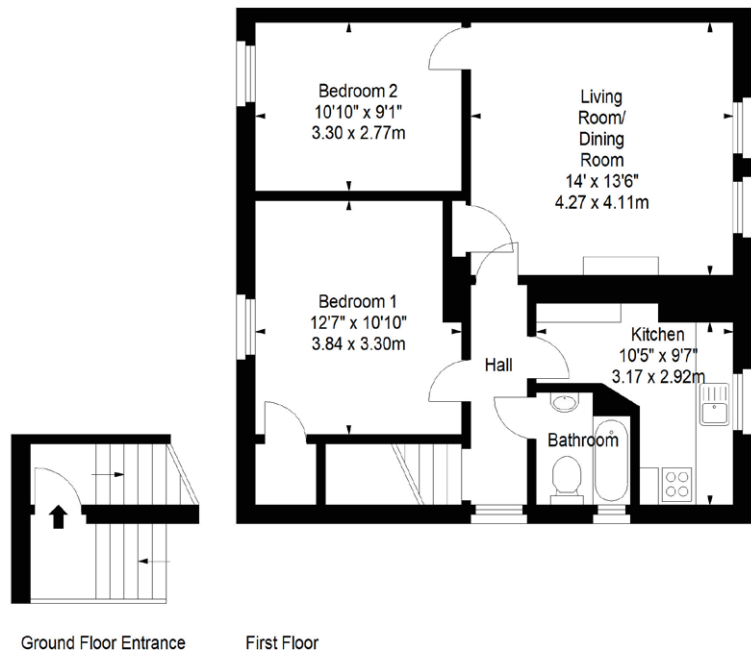
Viewing

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.
© SquareFoot 2022



While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties. In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity. Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition. You are urged to seek the advice of the appropriate Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase. Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.