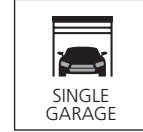
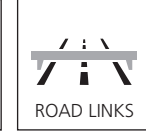





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0131 524 9797

41 Springfield View
SOUTH QUEENSFERRY, EDINBURGH, EH30 9RZ



41 Springfield View

*“...For those who enjoy watersports,
Port Edgar Sailing School offers great facilities..”*

South Queensferry is located some ten miles to the North West of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and Road Bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. There is a good selection of unique shops and banks. There are three local primary schools and a secondary school. For those who enjoy water sports, Port Edgar Sailing

School offers great facilities. There are two stately homes within South Queensferry. Dalmeny House lies two miles to the East and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here including wedding venues and equestrian trials. For the commuter, easy access can be gained by road and rail to North and South of the Forth Bridges connecting with the M9 North and the M8 towards the West also connecting with Edinburgh City Bypass.



41 Springfield View is an immaculate family villa nestled in a cul de sac within an established residential estate with mature gardens. The property is presented in move-in condition. There is a welcoming entrance vestibule leading to the reception hall with stairs leading to the upper level. The lounge is pleasantly located to the rear of the property with a large window flooding the room with natural light, within this room there is also space for a study or computer room. The family kitchen with open plan dining/family area is to the rear with French doors leading directly to the spacious conservatory and rear gardens. The modern stylish kitchen has a full range of floor and wall mounted units with oven, hob and extractor hood. The dining room is a good size and a space for a table and eight chairs for more formal dining with family and friends.

Also to the ground floor level there is a handy WC and an under stair storage cupboard.

To the upper level, there are four good sized double bedrooms with wardrobes and ample storage. The master bedroom comes complete with an ensuite. This completes the accommodation on offer. There is good storage throughout the property. Gas central heating and double glazing has been installed throughout.

There are beautifully maintained gardens to the front and rear which have been well stocked and carefully nurtured over the years. Off street parking is provided by a monoblock driveway leading to the single garage.





Bathrooms & Bedrooms



Approximate Dimensions
(Taken from the widest point)

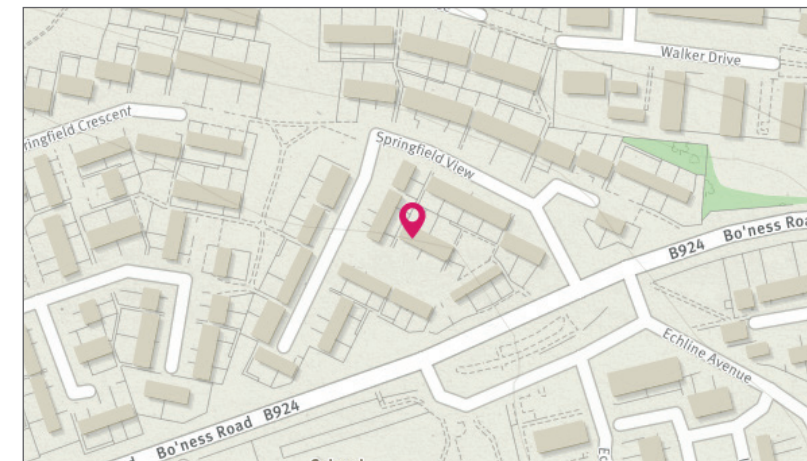
Dining Room/Kitchen	5.41m (17'9") x 3.35m (11')
Lounge	6.00m (19'8") x 3.19m (10'6")
Conservatory	3.35m (11') x 2.84m (9'4")
Bedroom 1	3.14m (10'4") x 2.73m (8'11")
En-suite	2.05m (6'9") x 1.76m (5'9")
Bedroom 2	2.67m (8'9") x 2.20m (7'3")
Bedroom 3	3.21m (10'6") x 3.21m (10'6")
Bedroom 4	3.21m (10'6") x 2.12m (6'11")
Bathroom	2.19m (7'2") x 2.01m (6'7")
Storage	2.50m (8'2") x 2.00m (6'7")
WC	1.40 (4'7") x 1.82 (6')

Gross internal floor area (m²) - 110m²

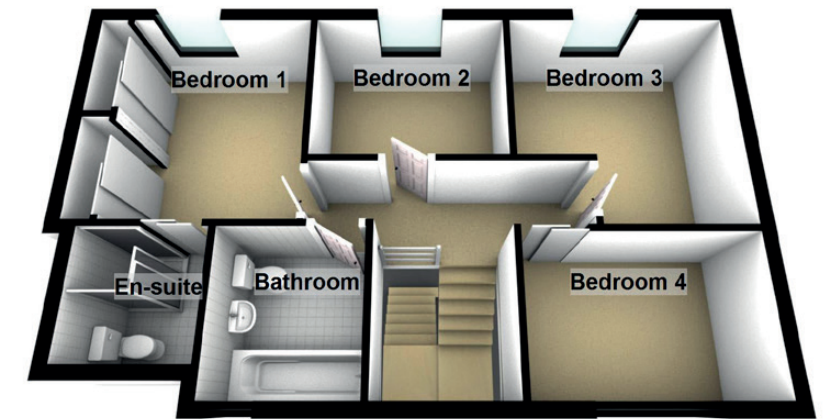
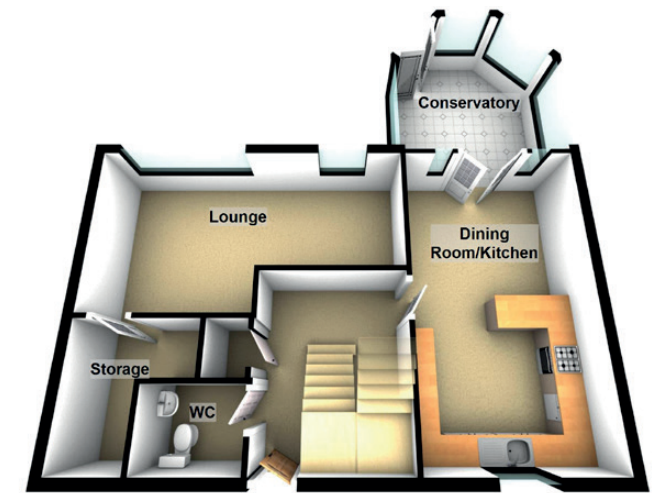
EPC Rating - D

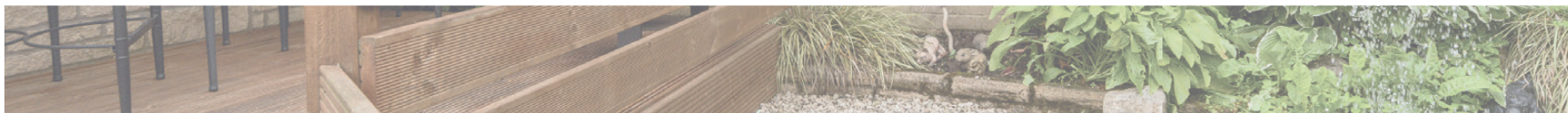
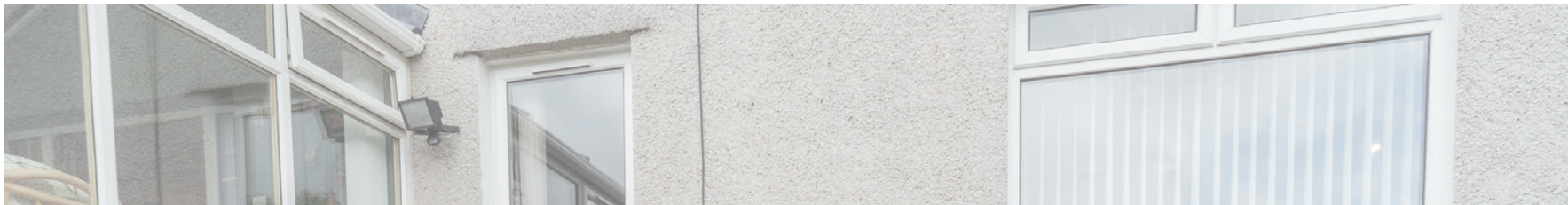
Extras
(Included in the sale)

Floor coverings, window dressings, lights and blinds.



Specifications of the property





McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAY STEIN
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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