



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYERS PREMIUM

43 South Scotstoun

SOUTH QUEENSFERRY, EH30 9YD

LOCATION

South Queensferry is located some ten miles to the north-west of Edinburgh city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges.

There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops, banks and for those who enjoy water sports, Port Edgar Sailing School offers great facilities. There are three local primary schools and a secondary school, making for an ideal family setting.

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.

PROPERTY

43 South Scotstoun is a beautifully appointed end-terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in excellent condition.

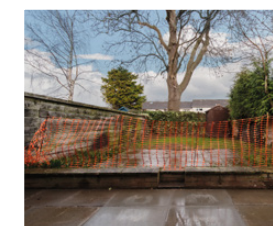
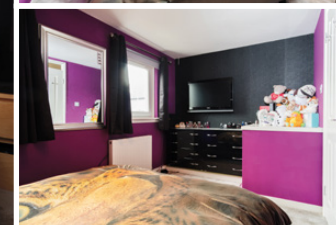
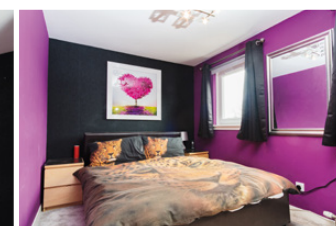
Entrance is via the reception hall with downstairs Vestibule and stairs leading to the upper level. The lounge is pleasantly situated to the front of the property and a lovely outlook to the front with a door leading to the kitchen. There is a good sized under stairs storage cupboard within the lounge. The kitchen/dining area has a full range of modern floor and wall

mounted units and space for a dining table and chairs with a door leading to the rear gardens. To the upper level, there are three bedrooms with the master benefiting from space for free-standing furniture. The three piece family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off street parking is provided by a private driveway and there are well-maintained gardens to front and rear. In particular, the rear gardens are mainly laid to lawn and patio with a secure fence surrounding.



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PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.19m (13'9") x 3.98m (13'1")
Kitchen	4.19m (13'9") x 3.14m (10'4")
Master Bedroom	4.19m (13'9") x 2.47m (8'1")
Bedroom 2	3.18m (10'5") x 2.50m (8'2")
Bedroom 3	2.29m (7'6") x 1.65m (5'5")
Bathroom	2.35m (7'9") x 1.33m (4'4")

Gross internal floor area (m²)

63m²

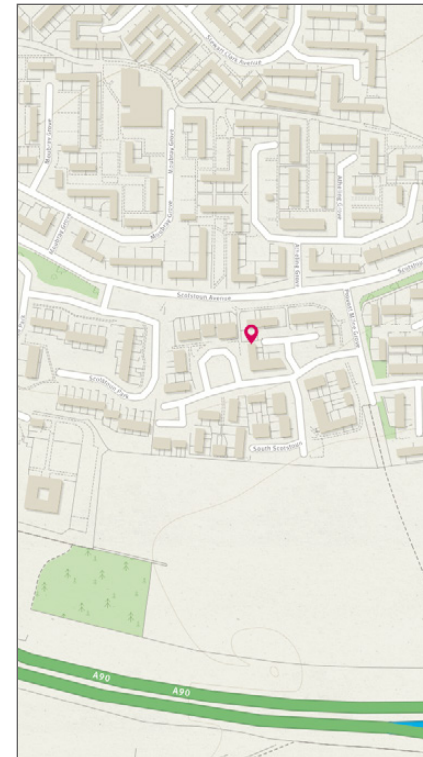
EPC Rating

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Extras
(Included in the sale)

Floor coverings, light fittings and blinds.

This property is subject to a buyers premium of £2500



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Part
Exchange
Available

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Text and description
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