



Beautifully extended family villa

In a highly sought after location close to all commuter links

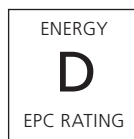
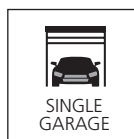


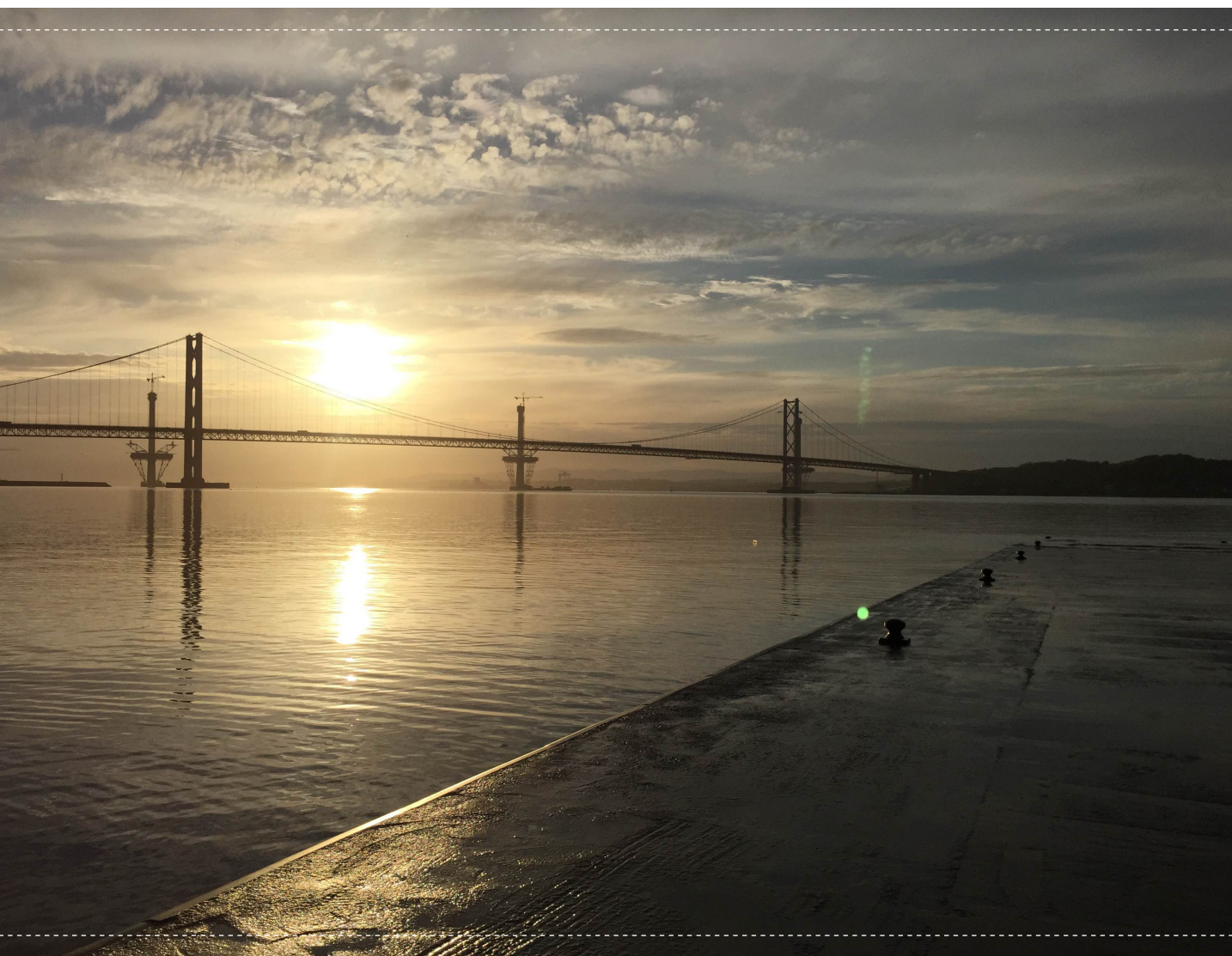
24 Stoneyflatts

South Queensferry, EH30 9XT



Scan Here!





SOUTH QUEENSFERRY | EH30 9XT

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 watersports, 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 by-pass.





“...THE FAMILY KITCHEN IS OF GENEROUS PROPORTIONS AND FEATURES A RANGE OF STYLISH FLOOR AND WALL MOUNTED UNITS...”



24 STONEYFLATTS

24 Stoneyflatts is a wonderful family home designed and finished to an high standard.

The entrance hall is spacious, bright and welcoming, with wooden flooring and beautiful stairs leading to the upper level. The formal lounge is a good size with French doors giving an attractive garden view. The large formal dining room has a front facing window and has space for a table and eight chairs for more formal dining with family and friends. The family kitchen is of generous proportions and features a range of stylish floor and wall-mounted units. There is a good-sized utility room and a downstairs W.C with feature double-entrance area. To the upper level there are three large double bedrooms, all of which feature built in storage and a three piece

family bathroom completes the accommodation on offer.

The property benefits from gas fired central heating, double glazing, an partially floored loft. There is a single garage with a separate up-and-over door and the mono block driveway provides ample off-street parking. There are attractively-landscaped gardens front and back, offering well-stocked mature borders and manicured lawns. The sunny rear garden, which faces South and includes a large patio and decking area, is surrounded by a secure wooden fence with gate, providing a child and animal-friendly environment.

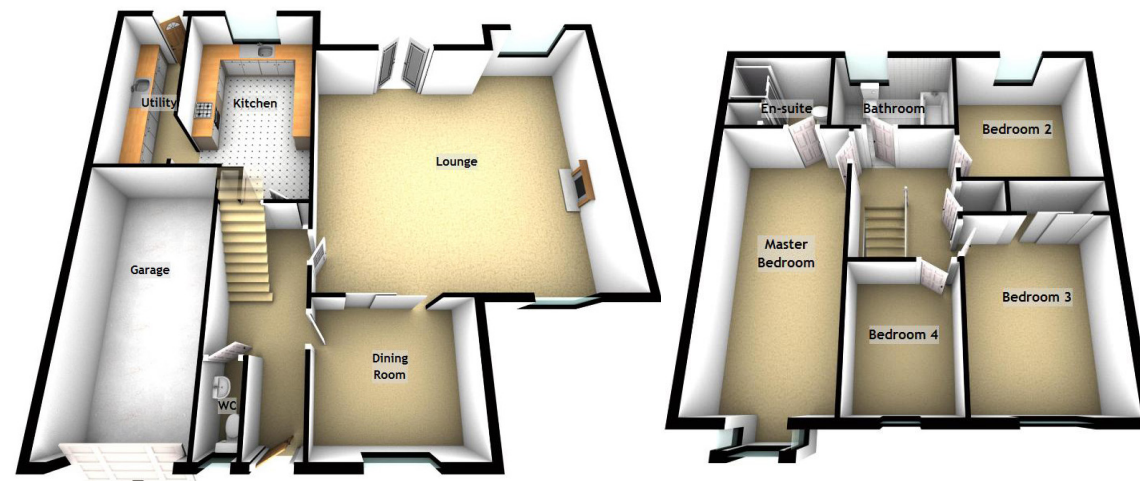
Viewing is highly recommended to appreciate this functional family home.





BEDROOMS & BATHROOM/WC

SPECIFICATIONS



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	6.96m (22'10") x 6.89m (22'7")
Dining Room	3.33m (10'11") x 3.01m (9'11")
Kitchen	3.27m (10'9") x 3.18m (10'5")
Utility	3.21m (10'6") x 1.86m (6'1")
En-Suite	2.25m (7'5") x 1.68m (5'6")
Master Bedroom	6.03m (19'10") x 2.86m (9'5")
Bedroom 2	3.33m (10'11") x 3.13m (10'3")
Bedroom 3	3.90m (12'10") x 3.01m (9'11")
Bedroom 4	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.54m (8'4") x 1.69m (5'7")
WC	1.77m (5'10") x 0.94m (3'1")

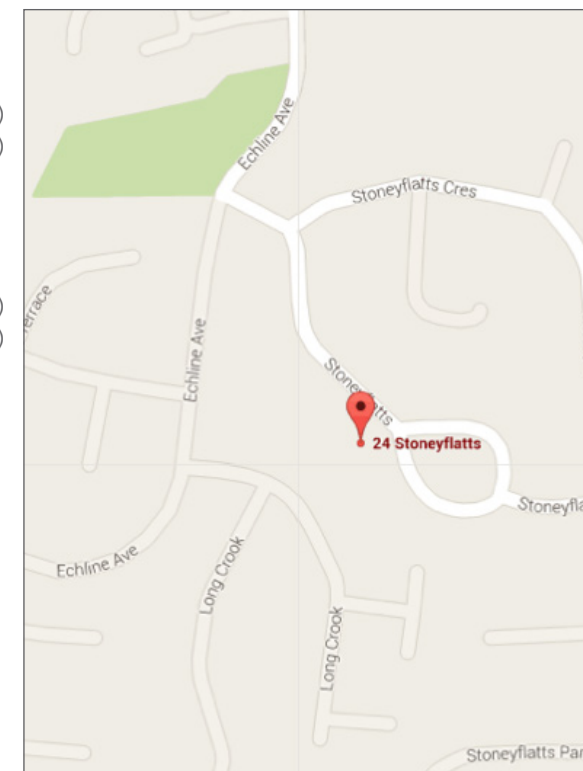
GROSS INTERNAL FLOOR AREA (M²)

158 Square Metres or thereby

EXTRAS

(Included in the sale)

Floor coverings, light fittings, blinds and integrated appliances.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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