

COULTERS®



## FLAT 6, 2 DAYBELL LOAN

SOUTH QUEENSFERRY, SOUTH QUEENSFERRY, EH30 9AP

2 BED

2 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Flat 6, 2 Daybell Loan is an immaculately presented two bedroom first floor flat forming part of a well maintained modern development located in the picturesque South Queensferry. The area boasts a large range of excellent local amenities including a wide range of shops, cafes, bars and restaurants along the waterfront.

Internally the accommodation comprises: an entrance hall with a walk-in utility space and storage cupboard; an open plan sitting room/modern kitchen with floor and wall mounted cabinets and a range of integrated appliances; principle bedroom with wardrobe space and three piece en-suite; double bedroom 2 and main bathroom with overhead shower and chrome heated rail.

## KEY FEATURES



First floor apartment located in a modern development.



Well maintained communal gardens.



Within walking distance of local train station.



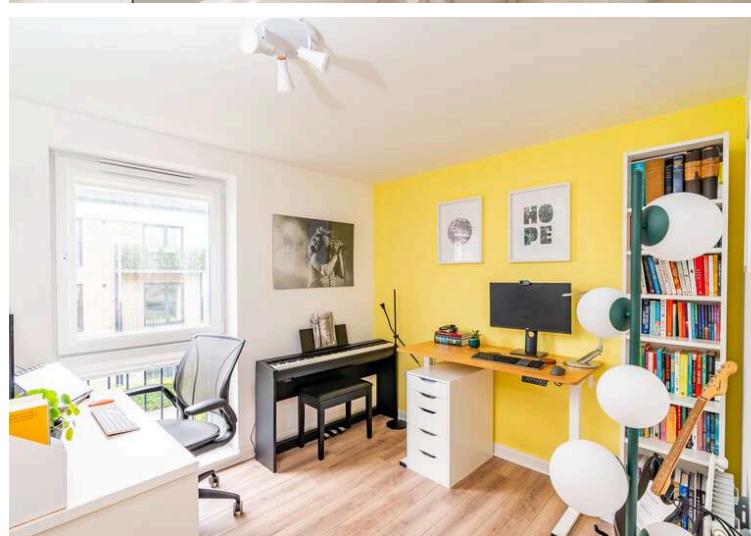
Two double bedrooms, one with an en-suite.



Private residents parking.



Independent retailers and cafes nearby.



Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. The factor of the development is Ross and Liddell Ltd and the monthly service charges are approximately £65 which includes building insurance.

Externally the property benefits from well-maintained communal gardens and private residents parking.



## THE LOCAL AREA

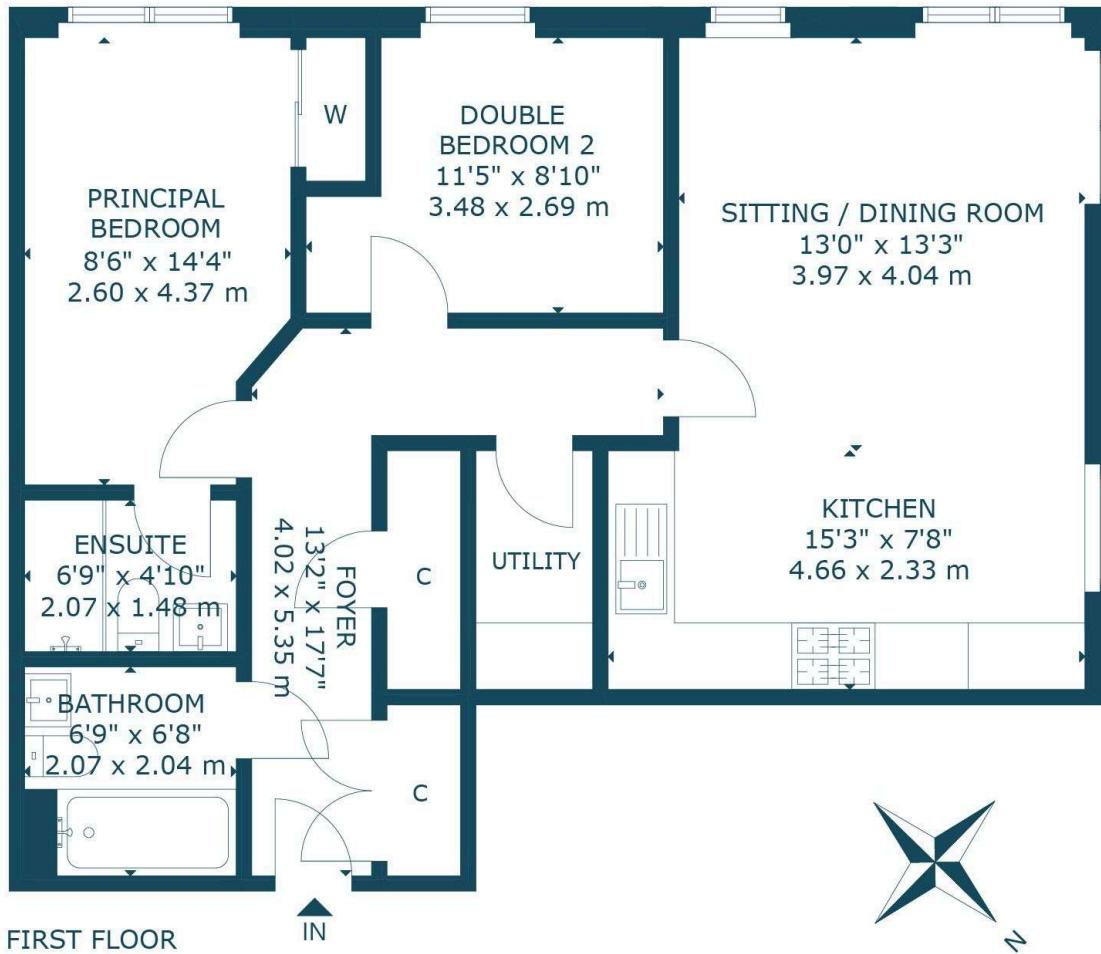
Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. The Conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge.

A range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient.

## EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances are included within the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 740 SQ FT / 74 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.