



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**9 Priory Grove**  
South Queensferry EH30 9LZ

# 9 Priory Grove

Found within a peaceful cul-de-sac, this stunning detached bungalow has been extended to create a four-bedroom haven boasting premium finishes throughout.

As you enter, you are welcomed by a bright and airy entrance hall that sets the tone for the entire home. However, the heart of this remarkable property lies in its impressive kitchen and family room, providing the perfect space for entertaining. The extensive kitchen includes many high standard features such as a wine fridge and a beautiful marble island. Bi-fold doors open up onto the immaculate garden, allowing natural light to flood in and connect the indoors with the outdoors. The garden can only be described as sanctuary highlighting the care and attention which has gone into this home. Another set of bi-fold doors can be found in the contemporary living room, complete with a lovely electric fireplace and media wall. Bedrooms 3 and 4 finish off the downstairs accompanied by a family shower room. Upstairs you will find bedroom 2 and the substantial master bedroom which benefits from a walk-in wardrobe and lavish en-suite bathroom.

Extras: all fitted floor coverings, window blinds, light fittings (excluding master bedroom), integrated kitchen appliances (double oven, microwave, dishwasher, washing machine and wine fridge) and garden shed to be included in the sale.

Master bedroom furniture and fitted wardrobes (bedroom 3) can be included in sale if desired.

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## Property Summary

- Executive detached bungalow
- Finished to high standards
- Nestled in a peaceful cul-de-sac
- Situated in popular South Queensferry
- Spacious living room
- Impressive kitchen, dining room & family room
- Four double bedrooms
- Modern en-suite bathroom
- Quality family shower room
- Wrap around gardens enjoying South and West aspect
- Private driveway and detached single garage
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E







Beautifully presented family home, completed to high standards throughout







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Total Area: approx.  
183.9 sq.metres (1979.9 sq. feet)



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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

The pretty historic coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 10 minutes and, via the motorway network and the Forth Road Bridge, other parts of central Scotland are easily commutable. Edinburgh Airport is also just a short drive away.

Excellent local amenities can be found on the high street, including quaint tea shops to chic bistro/bars. A large Tesco supermarket caters for everyday needs.

Schooling is excellent with both primary and secondary levels. Leisure facilities in the area include recreation centre with swimming pool, golf courses, community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre.

The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Dalmeny House plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you to Crammond village. Edinburgh can be reached by road (A90) or rail - Dalmeny train station.