

SOUTH QUEENSFERRY

8 FYFE WAY  
EH30 9BN



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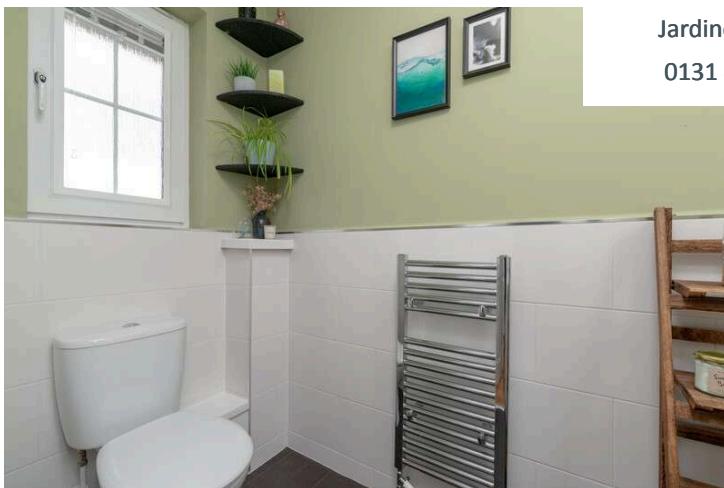
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EPC RATING: C

OFFERS OVER £255,000

#### PROPERTY DESCRIPTION

- Hallway with handy downstairs wc with heated towel rail
- Sunny, open living room with wooden flooring and understairs storage
- Spacious kitchen/dining room with excellent range of white kitchen units with some stainless steel appliances and French doors to the garden
- Good size master bedroom with mirrored fitted wardrobes
- Double bedroom two with fitted wardrobes, currently used as a guest room and a study – perfect for working from home
- Single bedroom three/nursery with fitted storage
- Bathroom with bath with electric shower over, sink, wc & stainless steel heated towel rail
- Access to the loft from the upstairs hallway – great for storage
- Gas central heating and double glazed windows
- Recently updated rear garden with two patio areas, shed and lawn – ideal for entertaining
- Off street parking for two cars to front with further free on street parking
- Seven years remaining on the NHBC guarantee



**VIEWING**  
Sun 2-4pm or pls call  
Jardine Phillips  
0131 4466850





## CONTEMPORARY THREE BED FAMILY HOME IN VERY POPULAR SOUTH QUEENSFERRY LOCATION

Well located on this exclusive development, walking distance to the wide range of amenities available in the historic town of South Queensferry, this beautifully presented semi detached house would make a perfect home for young professionals or a family. The house has the added benefit of off street parking to the front for two cars and a recently updated rear garden with patios and grassy area. Internally, the property has been decorated in stylish colours and is ready to move into. Perfect for commuters to Edinburgh with excellent transport links.

### AREA

South Queensferry is a popular historic town located about ten miles to the North West of Edinburgh. Ferrymuir Retail Park caters for any larger shopping needs, with Tesco supermarket on hand close by, alongside some well-known restaurant chains. There is also a good selection of small boutique shops at the waterfront together with a large selection of pubs, bars and restaurants. For those who enjoy water sports, Port Edgar Sailing School offers great facilities. There are excellent local schools and the property is in the catchment for Queensferry or St Margaret's RC Primary Schools and Queensferry High School, making for an ideal family setting. There are two stately homes nearby - Dalmeny House lies two miles to the east and is home to the Earls of Roseberry and Hopetoun House is a splendid Georgian stately home designed by the Scottish architect's Sir William Bruce and William Adam and home to the Earls

of Hopetoun. For the commuter, the rail station is just a five-minute walk from the property and there is easy access to the M9 and the M8 east and west.

### EXTRAS

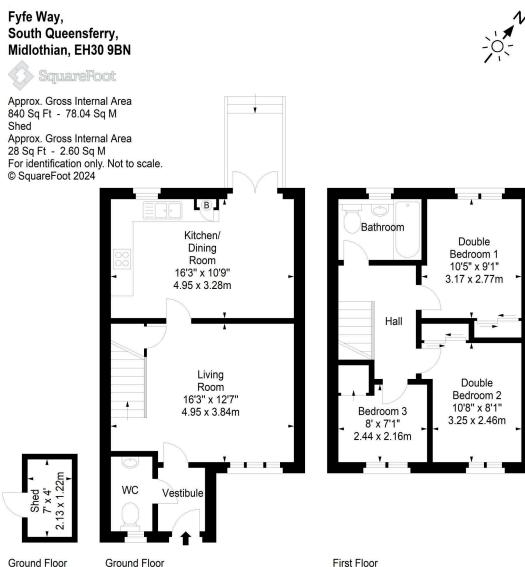
The blinds/curtains, light fittings, gas hob, electric oven, cooker hood, freestanding dishwasher, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£260,000



Living room	16'3 x 12'7 (4.95 x 3.84m)
Kitchen/dining room	16'3 x 10'9 (4.95 x 3.28m)
Bedroom 1	10'5 x 9'1 (3.17 x 2.77m)
Bedroom 2	10'8 x 8'1 (3.25 x 2.46m)
Bedroom 3	8' x 7'1 (2.44 x 2.16m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.