



Solicitors & Estate Agents

**LBTT paid**  
if you reserve in April








Fixed Price

**£304,995**

## Plot 122 'The Aberdour

Forthview | South Queensferry | EH30 9NE

Set upon the highest point of the impressive Forthview development are the Vantage Apartments, an exclusive collection of 15 apartments offering luxury living along with sleek design throughout. The Aberdour boasts two spacious bedrooms and two bathrooms and is further complimented by a fabulous, open plan living / dining / kitchen area and is sure to appeal to a wide demographic including downsizers and first time buyers.

-  Open plan living space
-  2 bedrooms
-  2 bathrooms
-  Lift
-  Allocated parking space

## Description

Located on the third (top) floor, which can be accessed via a lift, the accommodation briefly comprises: welcoming entrance hall with storage, bright open plan living/dining/kitchen area with dual aspect windows, principal bedroom with an en-suite shower room and built in wardrobe, second double bedroom, and bathroom.

The studio designed kitchen offers you a choice of designer options from a curated collection of colours and styles with soft close unit doors and drawers, under unit lighting and high quality integrated fan oven, dishwasher and 50/50 fridge freezer, whilst the bathrooms feature designer sanitaryware from the award winning RAK Ceramics.





## **Gardens and Parking**

There are landscaped gardens grounds, a bike store and the property benefits from an allocated parking space.

Please note the external image is an artist's impression of the Vantage Apartments and the internal images represent a typical Ambassador Living Apartment

## **Viewing**

By appointment through Neilsons (0131 625 2222).



## Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.

# THE VANTAGE APARTMENTS



Set upon the highest point on the development, the Vantage Apartments are an exclusive collection of 15 luxury apartments, many with magnificent views to the Firth of Forth and the three bridges.

All apartments benefit from lift access, studio designed kitchens and sleek designer bathrooms, whilst some also boast balconies and allocated parking.

## THE KINGHORN

2 bedroom apartment

## THE DALGETY

1 bedroom apartment

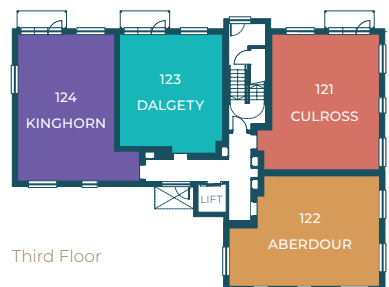
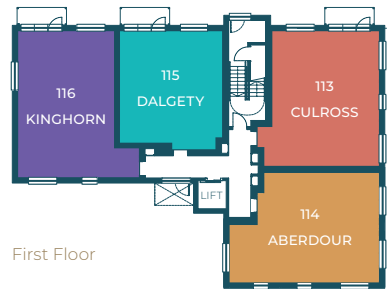
## THE CULROSS

2 bedroom apartment

## THE ABERDOUR

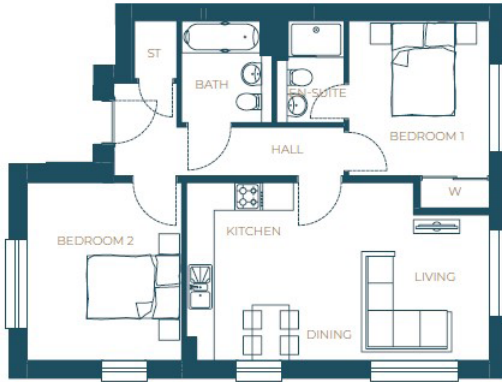
2 bedroom apartment

TOWARD FIRTH OF FORTH





AREA	METRES	FEET
LIVING / KITCHEN / DINING	6.56 x 3.84	21'6" x 12'7"
BEDROOM 1	3.04 x 3.35	9'11" x 10'11"
EN-SUITE	1.46 x 2.20	4'9" x 7'2"
BEDROOM 2	3.35 x 3.84	10'11" x 12'7"
BATHROOM	1.96 x 2.20	6'5" x 7'2"



## SITE PLAN

● THE VANTAGE APARTMENTS PLOTS 191A-D	● BUCHANAN PLOTS 18, 19, 20, 21, 22, 23, 24, 25, 30, 31, 40, 41, 42, 43, 44	● WATT & ARROL PLOTS 44, 47, 48-49
● WALLACE PLOTS 4, 6, 10, 11, 16, 18, 19, 23, 54, 67, 68, 72	● TAIT PLOTS 20, 21, 25, 27, 28, 29	● CRAMOND PLOTS 42, 43, 44, 46, 48, 100, 108, 109
● DEWAR PLOTS 4, 6	● NEWTON PLOTS 6, 7, 12, 14, 15, 17, 41, 42, 43, 44, 45, 46, 47, 48, 49	● STEVENSON PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
● DALMENY PLOTS 8, 10, 11	● MACKINTOSH PLOTS 1, 2, 3, 4, 5, 6, 7, 8, 9	● HOPETOUN PLOTS 13, 14, 15
● DUNDAS PLOTS 12		

This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific details.

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] Plans and details are not to scale and all room sizes are approximate and may be subject to change
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.
- [4] Ambassador Living reserve the right to alter or amend any particulars without notice



Scan the QR code or [click here](#) for the floor plan and further information.



Solicitors & Estate Agents

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