










Offers Over
£190,000

13/4 Brewery Close

South Queensferry | EH30 9LN

A fantastic opportunity has arisen to purchase this impressive, deceptively spacious second/top floor flat forming part of an established modern courtyard development, within the heart of the historic town of South Queensferry, close to excellent local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is presented in true move in condition and would undoubtedly appeal to a wide range of buyers such as professionals, young families or holiday/buy to let investors and internal viewing is recommended to be fully appreciated. In brief the accommodation comprises of; secure entry system, welcoming hallway with useful storage, light and airy dual aspect reception room, stylish kitchen/dining with beautiful views of the Forth Bridge, spacious principal bedroom with en-suite shower room, good sized second double bedroom and contemporary bathroom with three-piece suite. Further benefits include gas central heating, double glazing, good built in storage/wardrobes, communal landscaped grounds and allocated parking space.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, integrated dishwasher, integrated washing machine and fridge.

Gardens, Parking & Storage

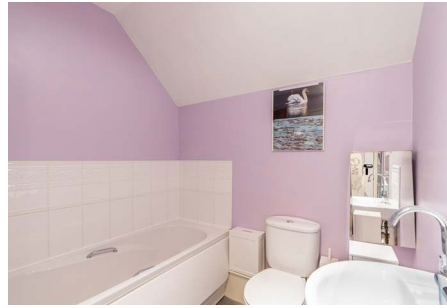
The property is well placed within the landscaped communal courtyard and overlooks a fenced garden available to residents. The property benefits from an allocated parking space. There is residential access to a secure bicycle store and communal storage unit.

Factor

The development is managed by Trinity Factors for a monthly fee of approx. £87.00. This includes maintenance of communal areas and building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

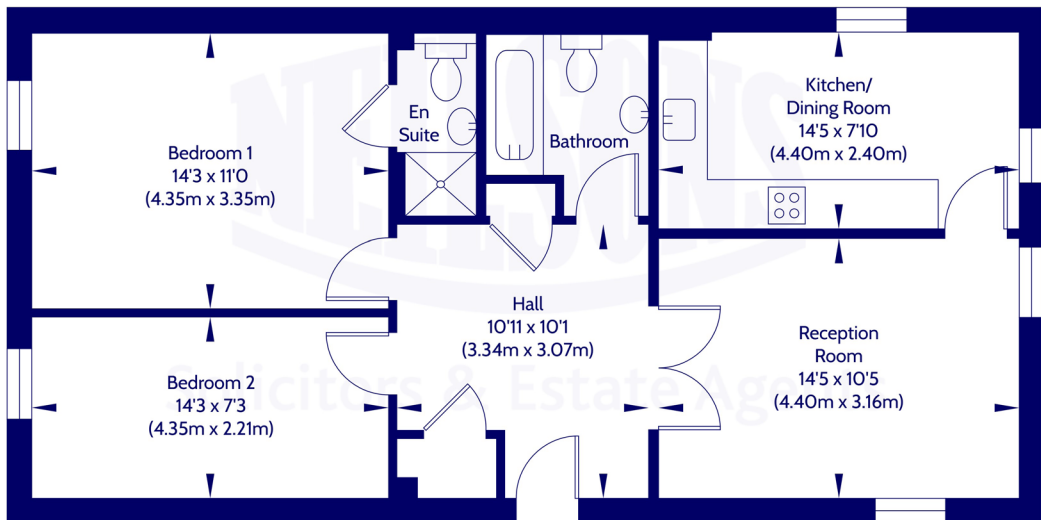
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Queensferry Crossing, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The area 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. 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 gardens can be found in the area at Dalmeny and Hopetoun House Estates.





Approx. Gross Internal Floor Area 68.18 Sq M / 734 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[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] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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