



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11 Lowrie Gait

South Queensferry EH30 9AB

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Outstanding family home within a prestigious CALA development in South Queensferry, this five-bedroom modern detached villa is a breathtaking example of luxurious family living. Finished to the flawless standard synonymous with the upmarket homebuilder.

Welcoming you into the home is a practical entrance vestibule with storage, followed by the impressive hall. Directly ahead is the elegant sitting room, which is bathed in light from a south-facing patio door – which open onto the garden. There are a further set of patio doors in the adjacent kitchen and dining room: the spectacular open-plan space, allows for dedicated zones for cooking, dining and relaxing, the vast space provides the perfect setting for everyday family life and entertaining in style. The kitchen is enclosed by a striking central island. Designed to incorporate a wealth of hidden storage and extensive preparation space, the kitchen also hosts a full complement of integrated appliances. The kitchen is supplemented with a separate utility room, which provides additional storage and laundry facilities, as well as access to both the garden and the integral double garage. Positioned to the front of the property is a dedicated formal dining room. Completing the ground floor is a pristine two-piece cloakroom/WC and two built-in cupboards.

The development is factored by Ross & Liddle for the maintenance of the communal areas and the cost is approximately £35 per quarter.

Property Summary

- Prestigious Cala development in South Queensferry
- Entrance vestibule & central hall; with WC
- Elegant sitting room
- Formal dining room
- Contemporary kitchen & dining room
- Utility room
- Master bedroom with built-in wardrobes & en-suite shower room
- Further four generous double bedrooms (one with en-suite)
- Luxurious four-piece bathroom
- Integral double garage with EV charger at front
- South-facing mature rear garden with hot tub & summer house
- Gas central heating & Double glazing
- EPC Rating - B | Council Tax Band - G

Home Report Value - £700,000









Stunning five bedroom detached villa, with-in prestigious 'Cala' development









Continuing upstairs onto the bright and airy landing (with two large storage cupboards), the lavish master bedroom enjoys outstanding proportions, as well as substantial built-in wardrobes with bi folding doors and an immaculate double vanity en-suite shower room. The first floor also boasts a further four double bedrooms (one with en-suite), all with built-in storage and a stylish four-piece family bathroom.

The property boasts lovely private gardens, namely a fully-enclosed south-facing rear garden comprising a vast lawn, mature shrub/flower borders, a patio area and a decked seating area. There is also a desirable hot-tub and pretty summer house.

Extras: all fitted floor coverings, light fittings, washing machine (in utility), hot tub, summer house and all integrated kitchen appliances included in the sale.



South Queensferry

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 little tea shops to chic bistro/bars. A large Tesco supermarket caters for all everyday needs. Schooling is excellent with both primary and secondary levels. Leisure facilities in the area include recreation centre with swimming pool, golf courses, a 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.

Let us help you find your next
dream property!



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Total Area: approx.
248.2 sq. metres (2671.8 sq. feet)
(Including Garage)



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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.

