


COULTERS

FLAT 10, 6 DAYBELL LOAN

SOUTH QUEENSFERRY, EDINBURGH, EH30 9AP

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This two bedroom apartment forms part of a modern development (completed 2017), conveniently located less than a five minute walk from the local train station and close to the picturesque waterfront of South Queensferry with its wide range of shops, cafes, bars and restaurants. The property is peacefully situated on the top (second) floor of a small block which benefits from a secure entry system.

The condition of the apartment is like new, having been used as a second home by the current owners. The accommodation comprises: an entrance hall with utility area and two large storage cupboards; stylish open plan kitchen/dining room and sitting room with a pleasant corner aspect which overlooks the grounds; principal double bedroom with built-in mirrored wardrobe space and three piece en-suite shower room; second double bedroom and main bathroom with overhead shower and chrome heated towel rail.

KEY FEATURES



Immaculate top floor flat



Two double bedrooms, one with en suite



Well-kept communal grounds



Residents' parking



Easy access to major road networks



Close to local train station



Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. The factor of the development is Ross and Liddell Ltd and the monthly service charges are approximately £60 which includes building insurance.

Outside, there are well-maintained communal grounds around the development including a large green to the rear with seating. There is private parking for residents with plenty of spaces by the main entrance to the block.





THE LOCAL AREA

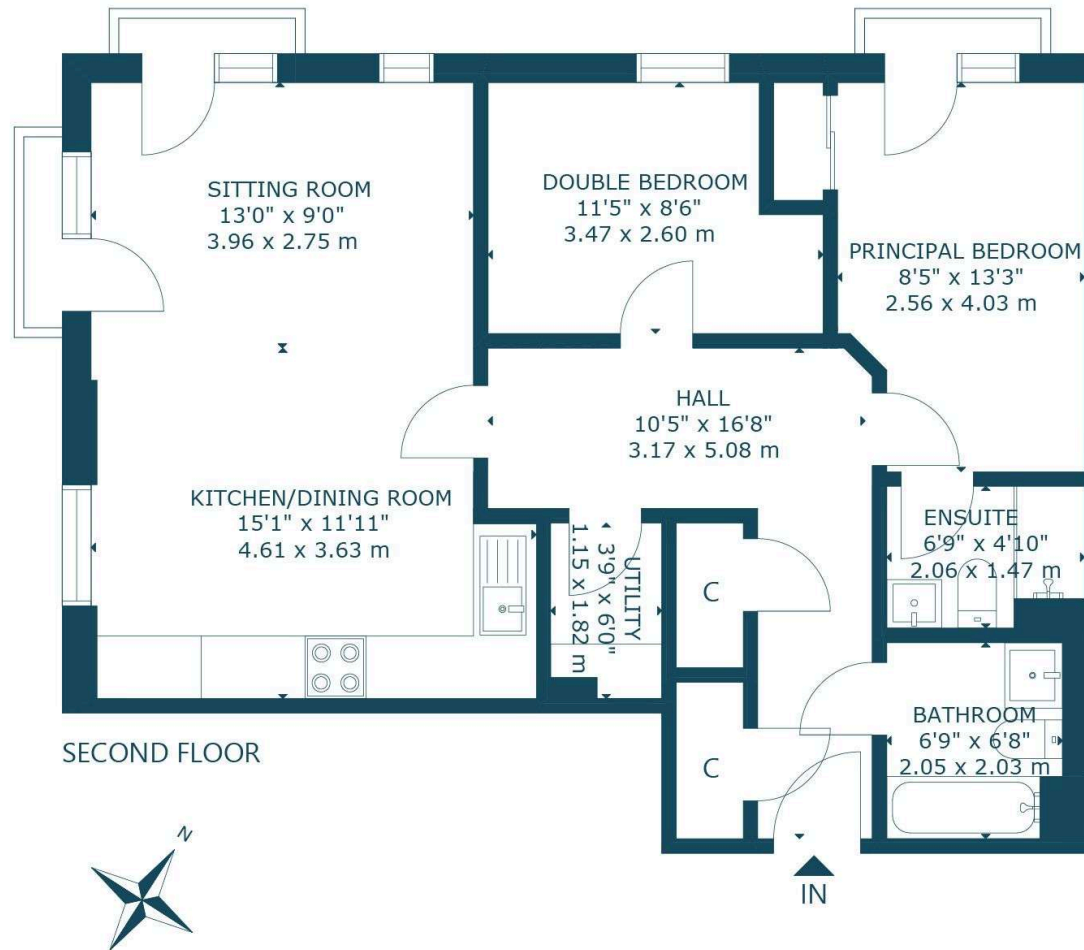
Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. The Conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, the washing machine, microwave and integrated appliances are included within the sale price







SECOND FLOOR

FLAT 10, 6, DAYBELL LOAN, SOUTH QUEENSFERRY, EH30 9AP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 773 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.