



# 40 MOUBRAY GROVE

South Queensferry, West Lothian, EH30 9PB



1

Public Room



2

Bedrooms



1

Bathroom





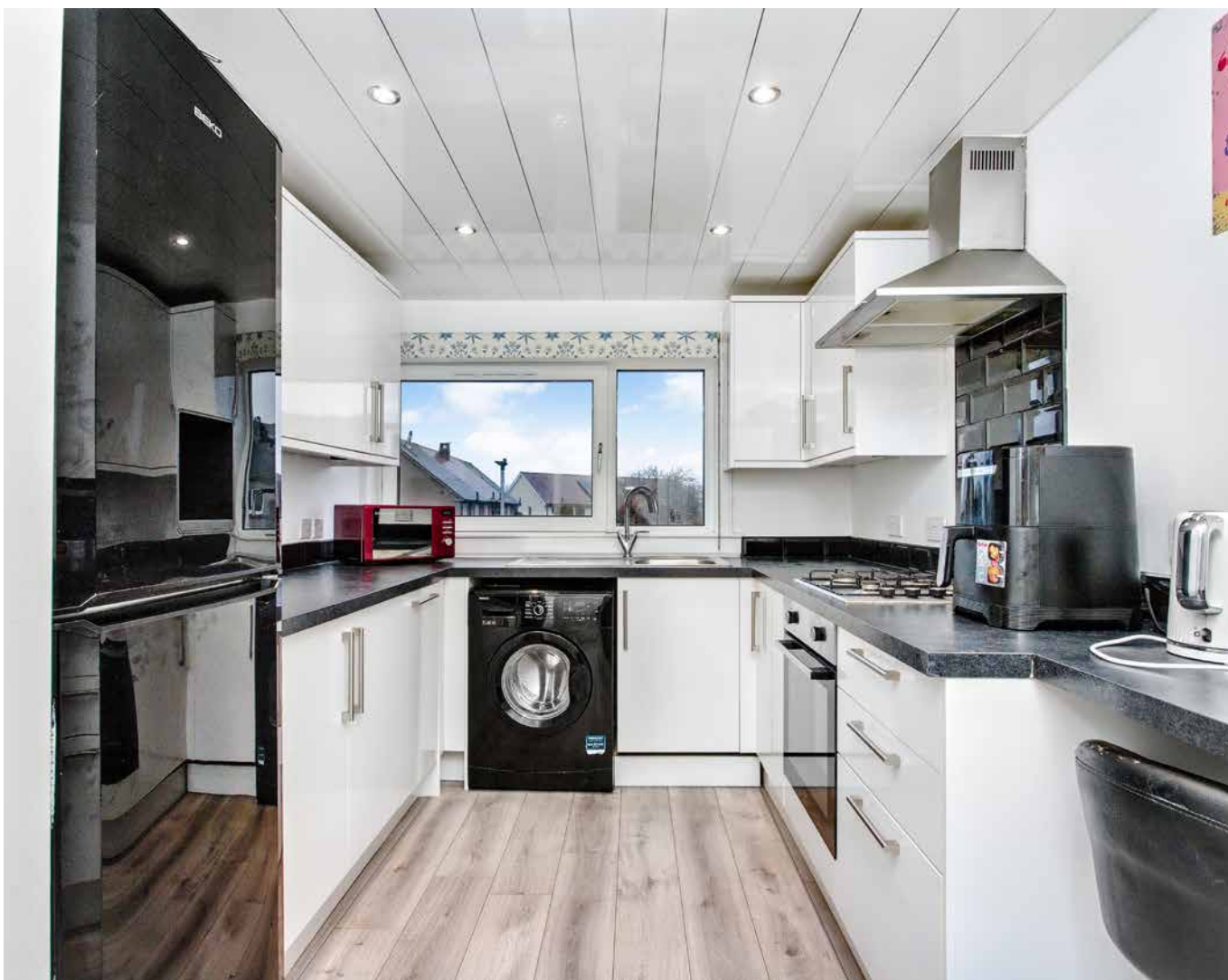
## 40 MOUBRAY GROVE

This two-bedroom first-floor flat is part of a quiet, leafy development in the desirable coastal town of South Queensferry, just a short walk from the sea, as well as being close to local shops and amenities. Decorated in pleasant neutral tones throughout, the well-presented interiors comprise a spacious dual-aspect living/dining room, a modern breakfasting kitchen, a principal double bedroom, a second south-facing double bedroom and a stylish bathroom with a shower-over-bath. Outside, the property benefits from a communal garden and drying green, and the surrounding streets provide ample free parking.









C

EPC  
RATING

B

COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- First-floor, two-bedroom flat
- Sought-after coastal town location
- Dual-aspect living/dining room
- Bright modern kitchen
- Principal double bedroom
- South-facing second double bedroom
- Stylish bathroom with shower-over-bath
- Communal garden & drying green
- Free on-street parking on surrounding streets
- Gas central heating and full double glazing



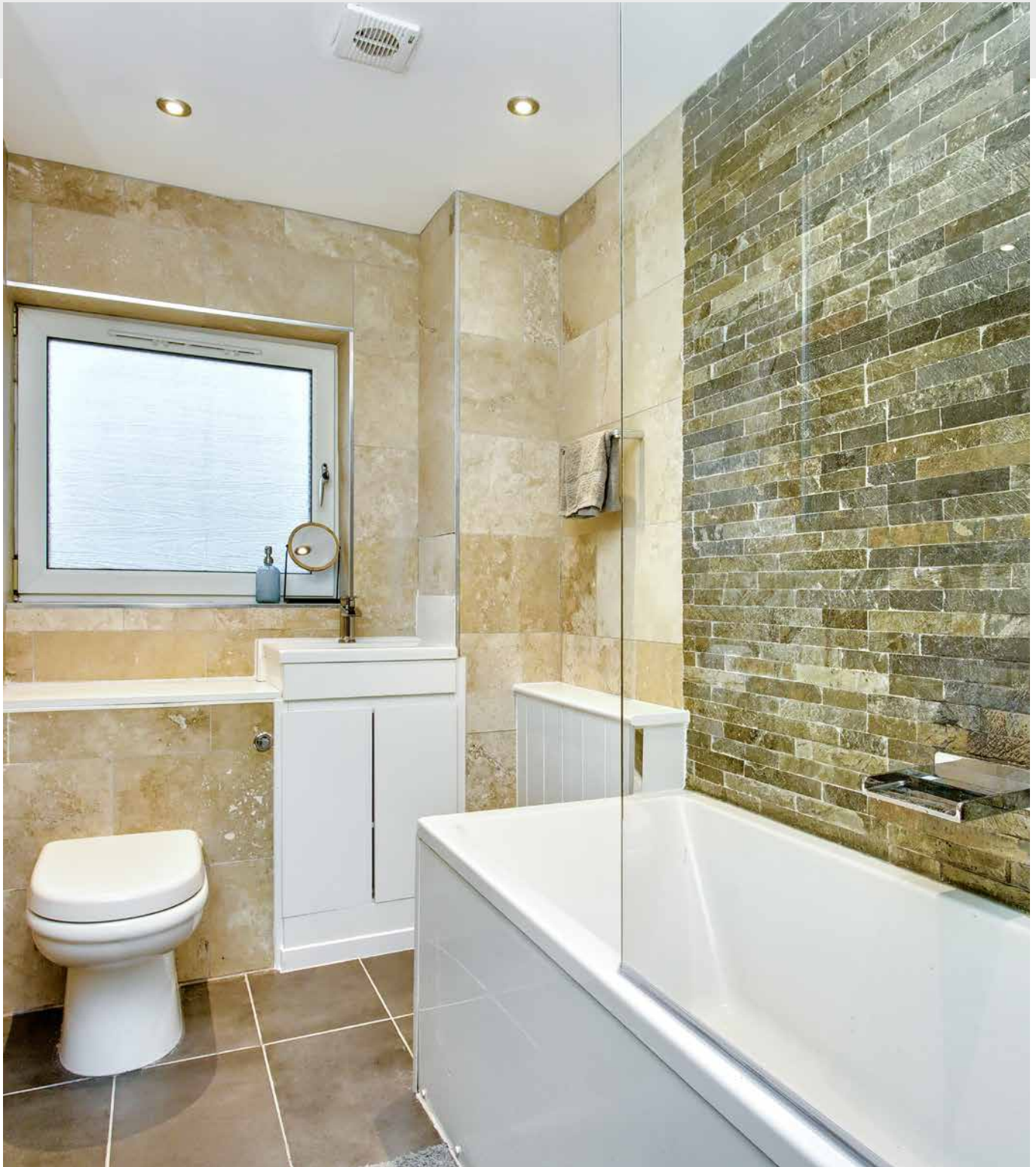






Extras: All fitted floor and window coverings and light fittings, plus all fitted appliances in the kitchen and bathroom, including kitchen fridge/freezer, hob and oven, extractor fan, dishwasher and washing machine, as well as certain items of furniture on request.

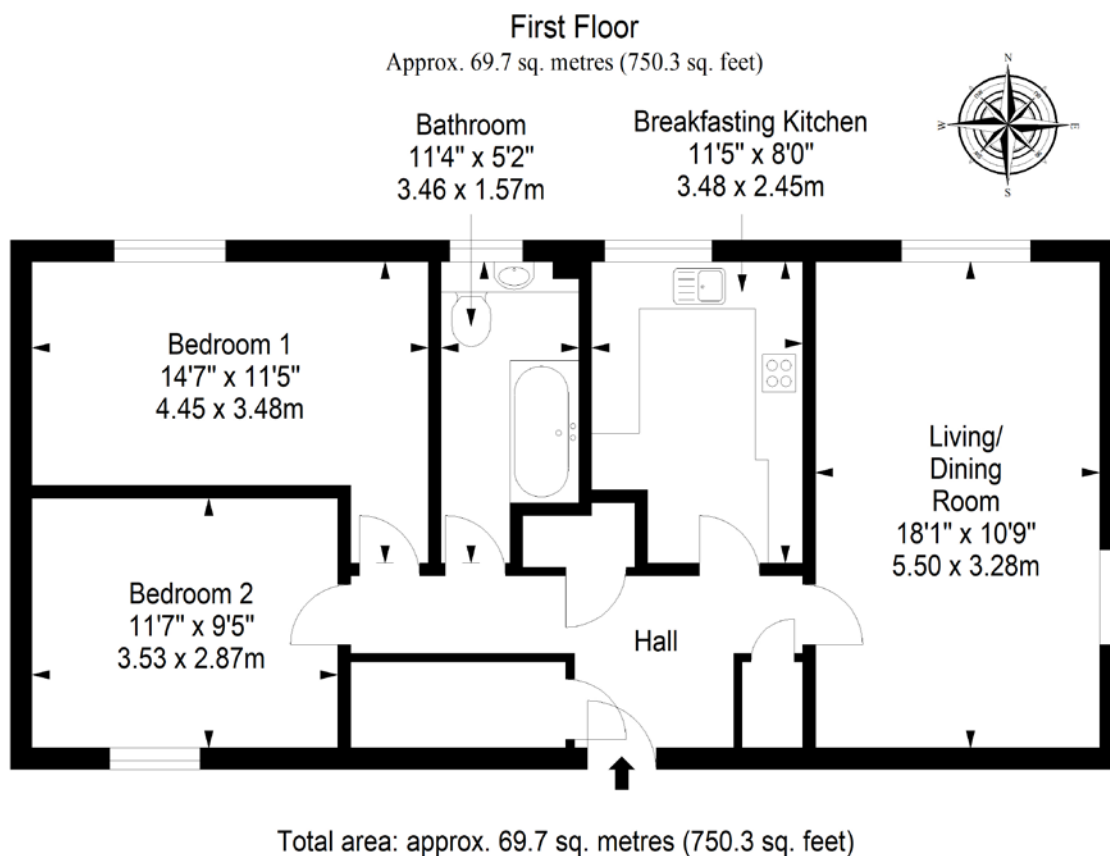
Factor: The factor is managed by Manor Estates at an approximate yearly cost of £173, with additional costs for work required covered by block residents.





# SOUTH QUEENSFERRY

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, yet within easy reach of the city centre, South Queensferry offers an enticing combination of tranquil waterfront living with easy city access. The old, conservation area of South Queensferry offers breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most loved landmarks, the Forth Bridge. Here, you will find a range of top ranking restaurants, lounges, cafés, traditional pubs and independent retailers. On the outskirts of town, you will find a large super market and well-known chain restaurants. The area caters very well for schooling, from nursery to secondary level with Echline Primary School situated very close to the property. The town offers a wealth of recreational facilities, daily and monthly amenities, and excellent nature trails at Leuchold Woods, Dalmeny Park, the marina or a stroll on the banks of the Forth. With its situation close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient. The area also boasts Dalmeny Train Station taking you to heart of the city centre in 20 minutes.



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