

COULTERS[©]

61 FERRYMUIR GAIT

FORTHVIEW, SOUTH QUEENSFERRY, EH30 9QU

 3 BED  2 BATH  1 PUBLIC



VIRTUALLY STAGED IMAGE



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TAKE A LOOK INSIDE

Plot 26 at Ferrymuir Gait is a fantastic 3 bedroom semi-detached house situated on a cul-dec-sac within walking distance of the superb amenities that South Queensferry has to offer.

The accommodation comprises on the ground floor - entrance hall with storage cupboard; a wonderful south-facing open plan kitchen/dining/living space with glazed French doors leading to the rear garden; and WC. There is also a large storage cupboard beneath the stairs, accessed from the living area.

KEY FEATURES



Superb, newly built semi-detached house.



Turnkey package worth £20,000.



South facing rear garden.



Driveway parking.



Quiet residential cul-de-sac.



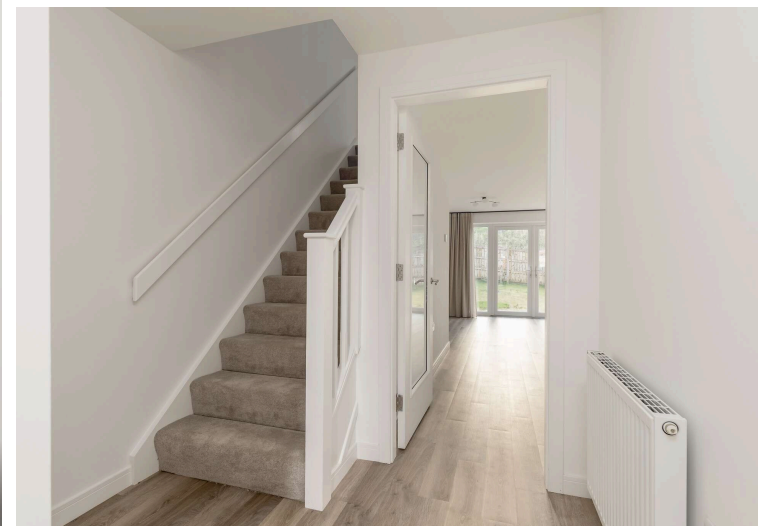
Excellent location, a short walk to the seafront.



EPC Rating - B



Council Tax Band - TBC

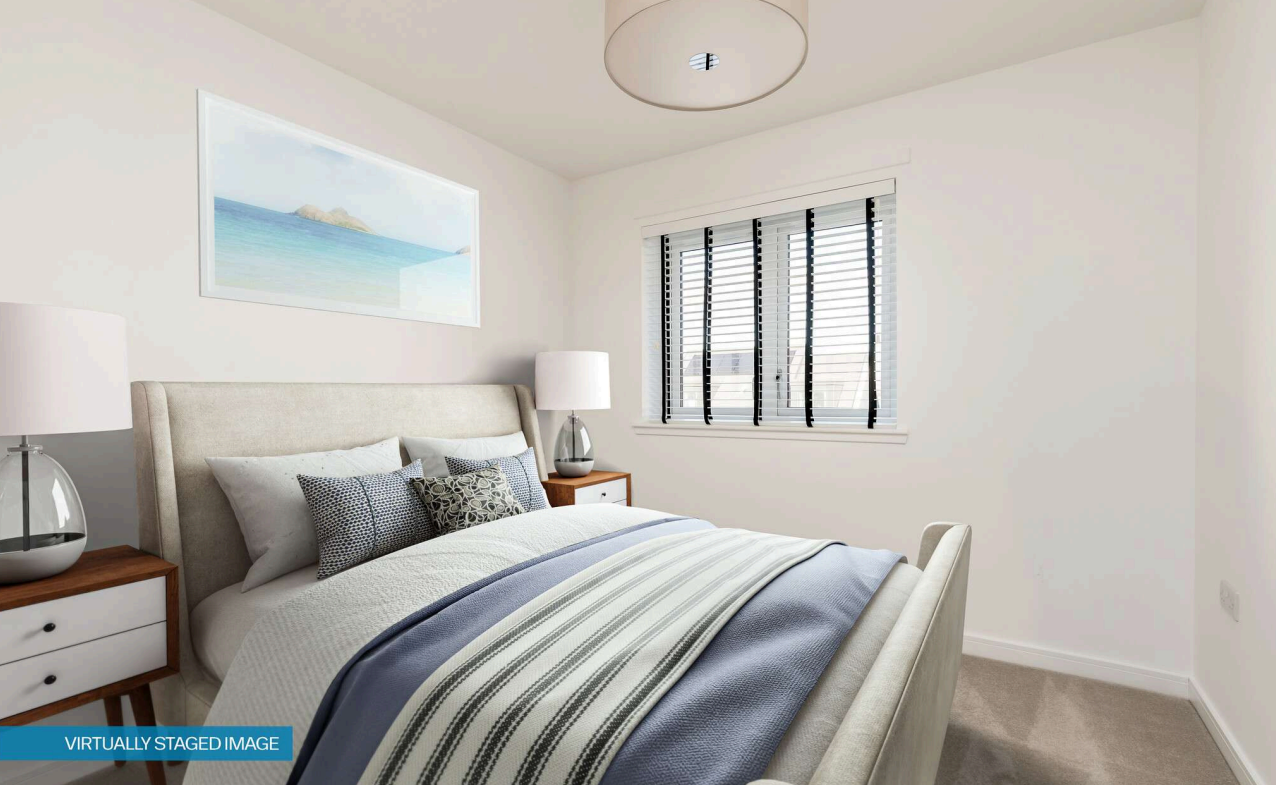


The studio designed kitchen includes high-quality integrated appliances and is complimented with soft-close doors, under cabinet lighting and LED spotlights.

A carpeted staircase leads to the first floor landing where there is access to the loft. The principal bedroom benefits from a fitted wardrobe and ensuite shower room. Two further bedrooms (one double and one single) and a family bathroom complete the accommodation on the first floor. The front bedroom windows offer views of the top of the Forth Bridges.

The WC, bathroom and en-suite feature designer sanitaryware from the award-winning RAK Ceramics complimented by a selection of larger profile Porcelanosa ceramic tiling.

A mono-block driveway for one car is situated to the front of the house. To the rear of the property is a south-facing garden laid with grass.



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 commuting with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes.

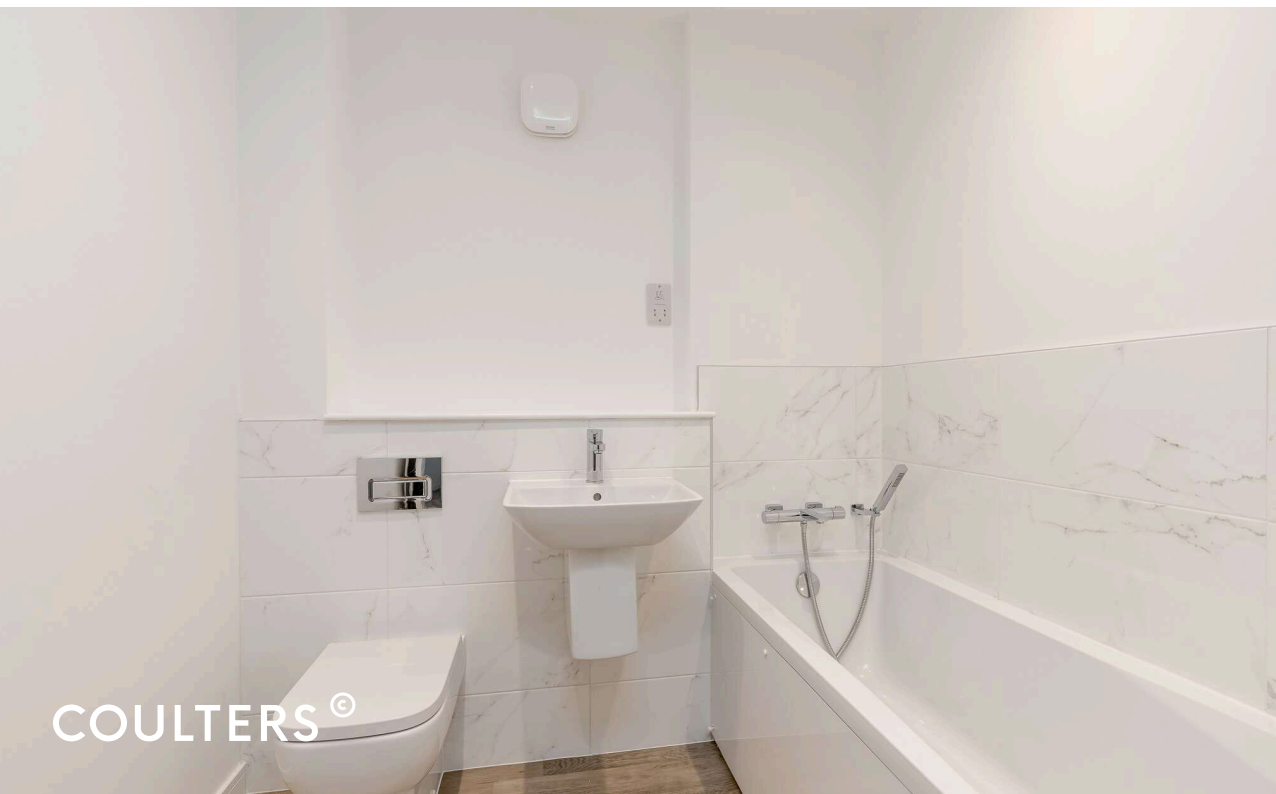
The Conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridges. The town has a range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers.

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

Integrated appliances in the kitchen include - a hob, oven, extractor, microwave and fridge/freezer.

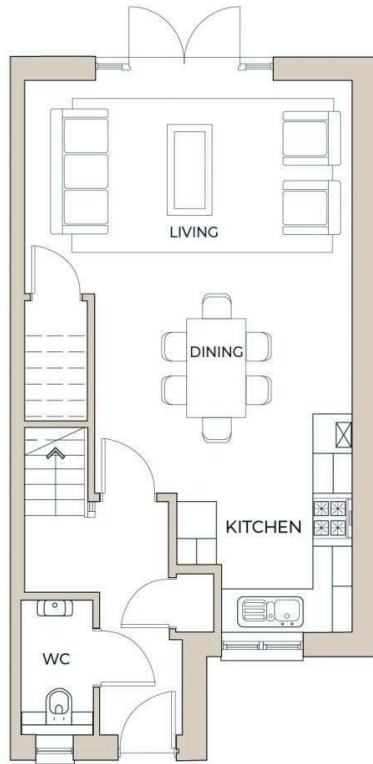
The turnkey package (worth £20,000) includes; garden turf (the existing turf will be replaced for the new owner), 6ft fence, flooring, window coverings and light fittings.





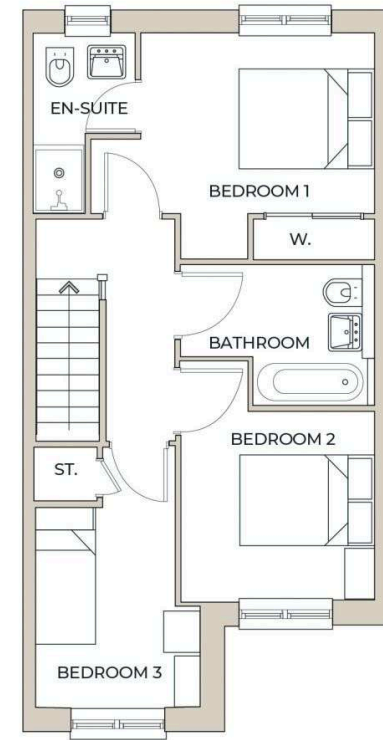
GROUND FLOOR

AREA	METRES	FEET
LIVING	5.01 x 3.24	16'3" x 10'6"
DINING	3.93 x 2.82	12'9" x 9'2"
KITCHEN	2.68 x 2.30	8'8" x 7'6"
WC	1.11 x 2.06	3'7" x 6'8"



FIRST FLOOR

AREA	METRES	FEET
EN-SUITE	1.50 x 2.65	4'10" x 6'7"
BEDROOM 1	3.45 x 3.38	11'2" x 10'1"
BEDROOM 2	2.86 x 2.05	9'3" x 6'8"
BEDROOM 3	2.42 x 2.95	7'10" x 9'7"
BATHROOM	2.86 x 2.06	9'3" x 6'8"



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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.