



24/4 Newhalls Road
SOUTH QUEENSFERRY | EH30 9TA


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24/4 Newhalls Road is a contemporary two bedroom flat located in the heart of the popular seaside town of South Queensferry. This home offers a comfortable and inviting living space with a real sense of privacy.

Boasting a spacious, bay windowed living room and dining area. The large bay window not only floods the room with natural light but also frames a breathtaking view of the iconic Forth Bridge. The living room is thoughtfully designed, providing a versatile space for both relaxation and entertainment.

Separate to the living room is the contemporary kitchen. The kitchen is versatile and offers ample counter space. Whether you're a culinary enthusiast or just enjoy the convenience of a well-equipped kitchen, this space is perfect for most occasions.

The flat comprises two double bedrooms, each featuring integrated wardrobes for efficient storage. The master bedroom is completed by an en-suite shower room. The en-suite is neutrally decorated, creating a calm and relaxing atmosphere. In addition to the en-suite, there is a family bathroom decorated in a similar fashion, featuring a shower over the bath. This provides convenience for residents and guests alike.

Overall, this contemporary 2-bedroom flat in South Queensferry seamlessly combines contemporary design, practicality, and a stunning view of the Forth Bridge. It's an ideal home for a wide range of buyer and especially those who appreciate a living space in a popular seaside town setting. In brief the property comprises -

- Welcoming hall with storage.
- Bay windowed living/dining room with a breathtaking view of the iconic Forth Bridge.
- Separate, contemporary kitchen with ample counter space.
- Two double bedrooms, both with integrated wardrobes.
- En-suite shower room and family bathroom, with shower over bath.
- Gas central heating and double glazing.
- Allocated parking.
- Communal grounds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, curtains, light fittings and integrated kitchen appliances will be included in the sale. EPC Rating C.

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



