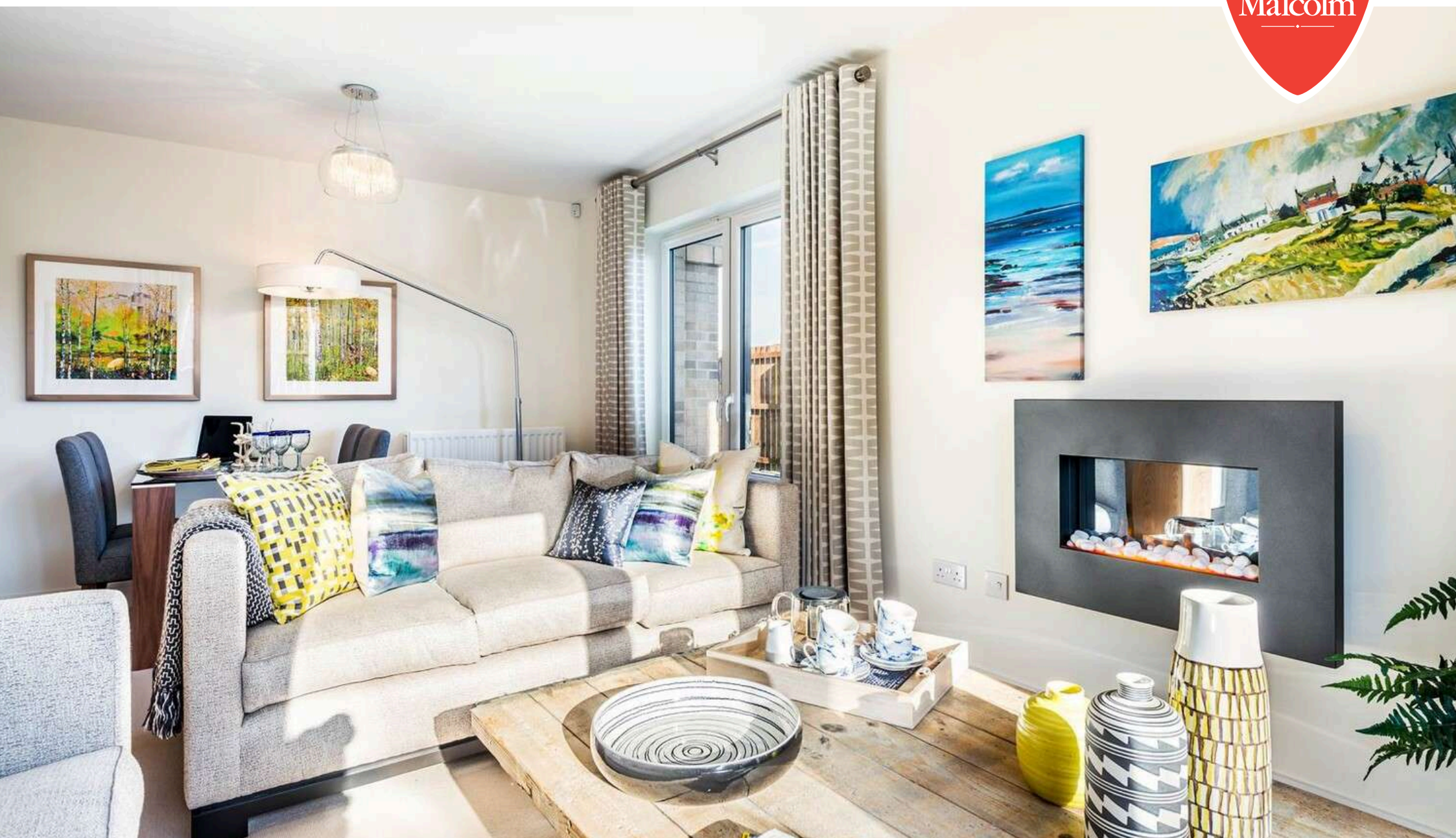


2 (flat 6) Friars Croft Crook, South Queensferry, Edinburgh, EH30 9EF





### Description

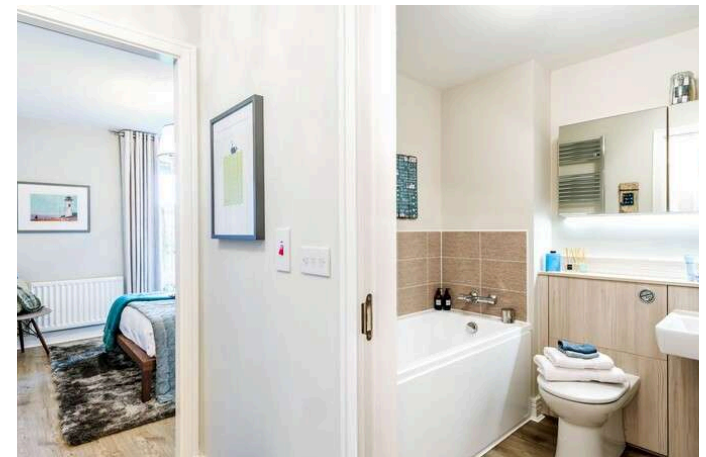
Delightful upper ground floor apartment, of immense appeal, forming part of Cala's sought-after Queensferry Heights development. This perfectly sized apartment is ideal for a first time buyer or young professional with its creative layout making the ultimate use of every space. The living/dining area is just steps for the kitchen. Whether quiet evening in or having family or friends over, it can instantly transform from comfy and cosy to the ultimate social space. Did you notice the Juliet balcony? Guests can't fail to be impressed. Whether practising your culinary skills or cooking up a storm for a special occasion, the kitchen is equipped for everything. Wander past the bathroom. With bathtub and walk-in shower, have fun spoiling yourself for choice. The main bedroom is just a few steps away. The fitted wardrobe, along with handy storage solutions throughout, will ensure a space for everything.

- Views of the Forth Bridges
- An open plan living/kitchen area
- Integrated kitchen appliances as standard
- High specification finish throughout
- Fitted wardrobes to the generous bedroom
- Luxurious family bathroom
- Excellent storage throughout
- Overall size of 552 Sq. Ft.

\*Images are for illustrative purposes and layouts may vary depending on the individual plot\*

### Price and Viewing

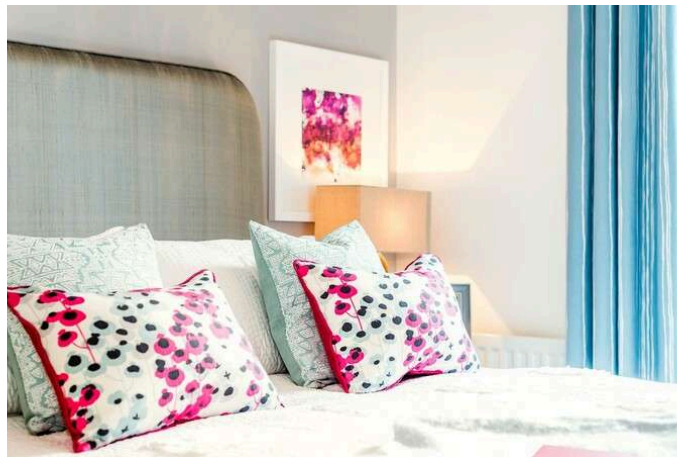
For price and viewing information or further details on this property please contact us on 0131 557 3188.





## Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth, within easy reach of Edinburgh City Centre (approximately 10 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket, a Marks & Spencer food outlet and Scotmid. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/swimming pool offering a wide programme of activities for children and adults alike. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/cycle path.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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