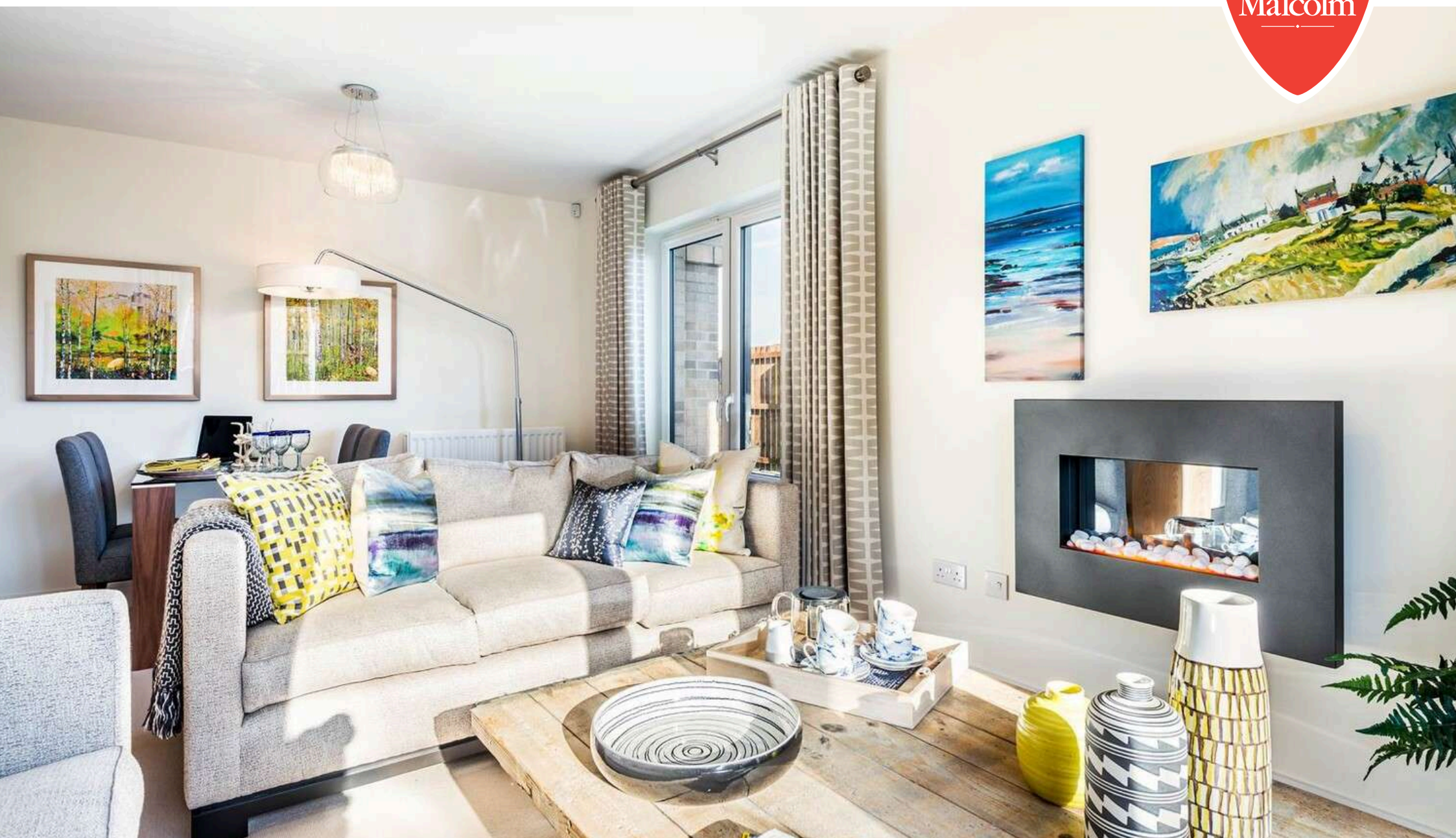


2 (flat 9) Friars Croft Crook, South Queensferry, Edinburgh, EH30 9EF





### Description

A fabulous 2 bedroom top floor apartment, of immense appeal, forming part of Cala's sought-after Queensferry Heights development. Three-zone living makes this the perfect top floor apartment for young families, couples or downsizers. The living/ dining area enjoys generous proportions, with double glass doors allowing natural light to flood in. In warmer months, invite the outside in or dine out in style on your private balcony. The kitchen with the latest Siemens integrated appliances and wraparound peninsula allows just enough privacy while ensuring you're still part of any family activity or special occasion. Wander past the family bathroom and notice the Laufen sanitaryware. Imagine a luxurious evening lying back and relaxing in style. Both bedrooms include fitted wardrobes, providing elegant lines within this personal space. The larger of the two offers the ultimate pampering escape with an en suite and Juliet balcony opening to the world outside.

- Views of the Forth Bridges
- An open plan living/kitchen area leading to the balcony - perfect for dining alfresco
- Integrated kitchen appliances as standard
- High specification finish throughout
- Fitted wardrobes and an en-suite shower room to the generous main bedroom
- Fitted wardrobes to bedroom 2
- Luxurious family bathroom
- Excellent storage throughout
- Overall size of 840 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

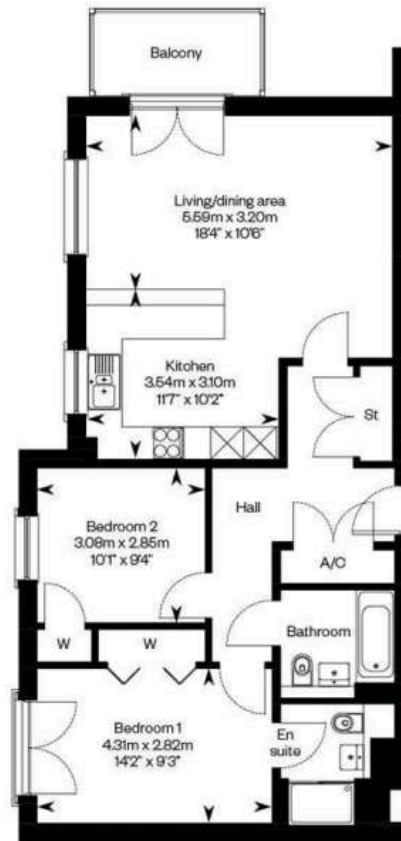




## Location

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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