



Offers Over

**£260,000**

## 49/8 Lowrie Gait

South Queensferry | EH30 9AB

Neilsons are delighted to offer on to the market this bright and well-proportioned second floor apartment (with lift), which forms part of an attractive contemporary development, located in the desirable town of South Queensferry. Perfect for the professional couple or buy-to-let investor, the flat property is well presented throughout and benefits from a private parking space and spectacular bridge views.

-  2 bedrooms
-  1 public room
-  2 bathroom
-  Private parking space
-  Two balconies and shared gardens
-  EPC rating – B
-  Council tax band - E



## Description

The property is accessed via secure entry/lift and briefly comprises: entrance hallway with excellent built-in storage, light and airy dual facing reception room with carpeted floor, fresh neutral décor and good sized private balcony, kitchen fitted with a selection of stylish modern units, with coordinated worktops, laminate flooring and a further private balcony boasting open views towards the iconic Forth Rail Bridge and Queensferry Crossing, spacious principal bedroom with fitted wardrobes and en-suite shower room, second well-proportioned bedroom also with storage, and family bathroom with three piece white suite, charging point and wall mounted mirrored cabinet.



## Extras

All fitted carpets, curtain poles, light fittings, integrated appliances and white goods will be included.

## Garden, Parking and Factor

There are areas of lawn and planted beds scattered throughout the development and the property has its own private parking space. Please note a factoring agreement is in place with Ross and Liddell which is currently £90 per month approx. This covers the upkeep of the communal areas and lift maintenance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.

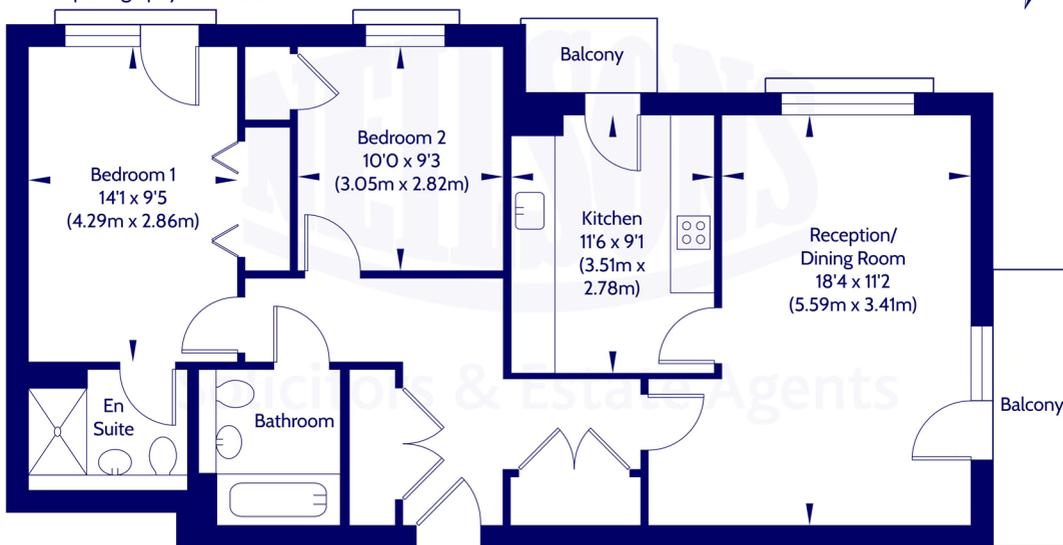


## Second Floor

Approx. Internal Area 76.95 Sq M / 828 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

