

6 Whinny Row, South Queensferry, Edinburgh, EH30 9EG





### Description

This home has been beautifully designed by CALA Homes to reflect luxury family living, featuring open plan living space on the ground floor and comprising five spacious bedrooms, two with an en suite and a double garage. The Garvie has been designed for flexible family luxury. From the spacious hallway, a formal lounge and the open plan kitchen/family/dining area are both accessed via double doors. Upstairs are four elegant bedrooms, two of which are en suite, along with a four-piece family bathroom. A fifth bedroom could also be used as a private study for home working.

- A large open plan kitchen/family/dining area, perfect for entertaining
- Bi-folding doors which lead out to the rear garden and patio
- A separate formal lounge to the front of the home
- 5 generous bedrooms all with fitted wardrobes
- A utility room and a double garage
- Overall size of 2,088 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.





Ground floor



First floor



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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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