



16 Stein Street, South Queensferry, City of Edinburgh, EH30 9BH

Immaculately Presented, Three Bedroom, Semi Detached Home with Gardens and Driveway

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Property Description

Immaculately-presented, three-bedroom, semi-detached family home, with gardens and a driveway. Located in a quiet, modern residential development in South Queensferry, north west of Edinburgh centre. Comprises an; entrance hall, living room, dining / kitchen, upper hall, three double bedrooms, en-suite shower room, a family bathroom and a ground-floor WC.

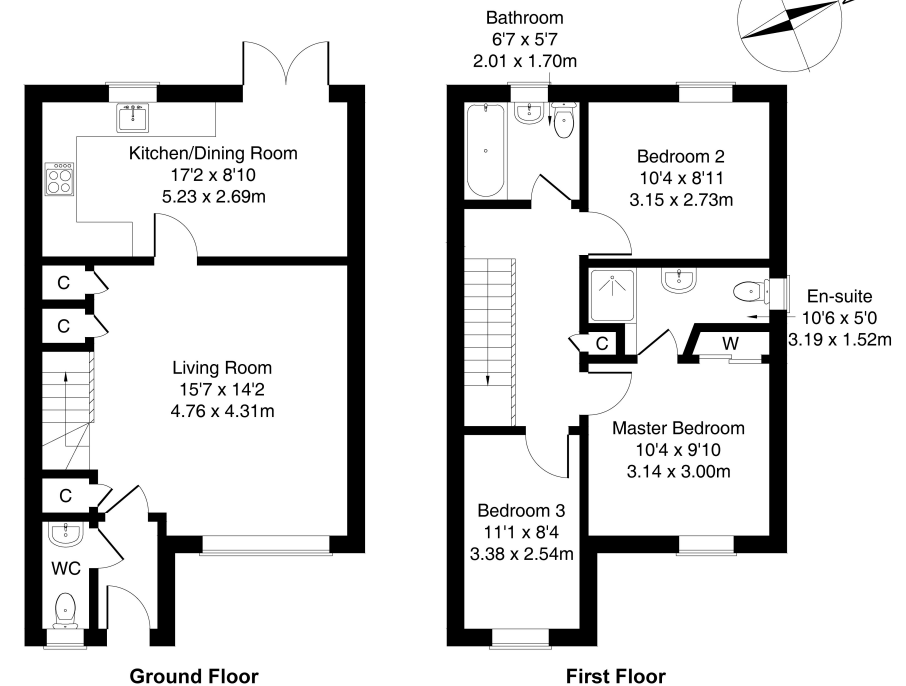
Light and tastefully finished, highlights include a modern fitted kitchen integrated appliances, quality contemporary flooring running throughout the ground floor. In addition, there are stylish bathrooms with quality tiling, light fittings, gas central heating, double glazing, and a loft space.

A mono-blocked double driveway is to the front, whilst to the rear is an enclosed westerly facing garden, with low-maintenance landscaping and a store shed. This modern development also offers additional unrestricted on-street parking, and is close to both motorway connections and Dalmeny train station.

An entrance hall provides a cloak space and gives access to both the lounge and the WC. Front facing, a spacious lounge includes three built-in storage cupboards, gives access to the kitchen and receives additional natural light from the open stairway to the first floor. The rear of the floor plan features an open dining and kitchen space, with patio doors to the rear garden. Stylish fitted units and worktops include an integrated fridge/freezer, washing machine, dishwasher, double oven and gas hob with stainless steel canopy. On the first floor, a master bedroom is set to the front, and includes a built-in wardrobe, and an ensuite shower room with an integrated cubicle, two piece suite, and side aspect window. A further, well-proportioned bedroom is set to both the front and rear, whilst a family bathroom is fitted with a three piece suite, including a shower fitting for the bath.

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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

South Queensferry is a picturesque town which sits on the Forth shore between the three iconic bridges. Numerous shops line the cobbled main street, where there is a large choice of pubs, bistros and restaurants, whilst there is a large Tesco and several more restaurants to the south of the town. South Queensferry and Port Edgar Marina offer many watersports, and there are coastal walks and trails through the

Dalmeny Estate. West Lothian has country parks at Beechraigs and Muiravonside, plus a network of cycle and bridle paths. A popular commuting town for Edinburgh and Fife, it lies close to major road links, with regular commuting train services available from Dalmeny station and frequent local bus services throughout.





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