



## 9 Briggers Wynd, South Queensferry, City of Edinburgh, EH30 9DS

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Immaculately presented and spacious, this four-bedroom detached family home offers stylish contemporary living, gardens, a driveway, and a detached double garage. Set on a desirable corner plot in an exclusive and growing modern residential development in the sought-after South Queensferry area, north west of Edinburgh. Comprises an entrance hall, living room, dining/kitchen, utility room, a family room, four bedrooms, two en-suites, a family bathroom and a ground-floor WC.

Significantly upgraded and ready-to-move-in with light, contemporary decor throughout. Highlights include a fully integrated kitchen with AEG appliances and Silestone worktops, stylish bathroom suites, quality flooring, extensive spotlighting, and luxury fitted window blinds. In addition, there is gas central heating, solar panels, double glazing, and good storage, including the garage with power and lighting.

Externally, the property boasts a lawn with a double driveway and a double garage to the front, whilst the southerly-facing enclosed rear garden includes patios and lawn.

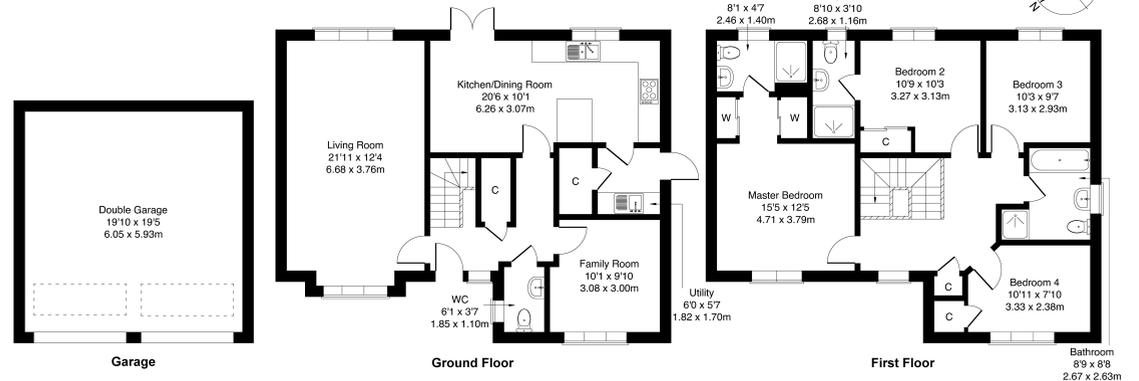
A welcoming entrance hall sets the tone for the home, providing access throughout the ground floor and featuring a convenient storage cupboard and WC. The generous dual-aspect living room spans the full length of the property, flooded with natural light and enhanced by light, neutral decor, carpeted flooring, and contemporary spotlighting. To the rear, the impressive dining kitchen forms the heart of the home. Beautifully appointed with modern units and Silestone worktops, it incorporates a breakfast bar, a sink, and a range of integrated appliances including a five-ring gas hob, eye-level oven and microwave, and dishwasher. The space offers excellent flexibility for both dining and relaxed seating, with patio doors opening directly onto the garden — ideal for indoor-outdoor living and entertaining. A separate utility room provides additional storage, a sink, an integrated washing machine, a built-in cupboard, and convenient side access. A versatile family room to the front completes the ground floor accommodation, offering ideal space for a playroom, home office, or snug.

Upstairs, the exceptionally spacious master bedroom is beautifully finished with light decor, carpeted flooring, two mirrored built-in wardrobes, and a contemporary en-suite shower room. Bedroom two, positioned to the rear, also benefits from a built-in wardrobe and its own en-suite shower room. Two further well-proportioned bedrooms enjoy opposite aspects, with bedroom four featuring built-in storage. Completing the accommodation, the stylish family bathroom is fitted with a four-piece suite including a separate shower cubicle and bathtub, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (1927 sq ft - 179 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 situated on the Forth shore, framed by the three iconic bridges. The cobbled main street features numerous shops alongside a wide choice of pubs, bistros, and restaurants. To the south of the town, a large Tesco and additional dining options are available. The area is popular for watersports at South Queensferry and Port Edgar Marina, with scenic coastal walks and trails through the Dalmeny Estate nearby. West Lothian's country parks at Beechraigs and Muiravonside offer further outdoor recreation, complemented by an extensive network of cycle and bridle paths. As a popular commuter town for Edinburgh and Fife, South Queensferry benefits from close proximity to major road links, regular train services from Dalmeny station, and frequent local bus connections.











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