



Flat 1, 27 Dimma Park, South Queensferry, City of Edinburgh, EH30 9AL

Immaculately Presented, One-Bedroom, Ground-Floor Apartment with Private Patio

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Property Description

This immaculately presented, one-bedroom, ground-floor apartment boasts a private patio and an allocated parking space. Offering comfortable, modern living in a peaceful and leafy residential development, in the well-connected location of South Queensferry, north west of Edinburgh.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

Highlights include a stylish, fully integrated kitchen, a luxury bathroom with a separate shower, and continuous Amtico flooring. In addition, the property features gas central heating, double glazing, contemporary lighting, and light, tasteful decor, ready-to-move-in.

The development also includes a secured entry system, a shared bike store, open green spaces and superb transport and shopping links.

The property is entered via a welcoming hallway featuring bespoke shelving and excellent storage, including a built-in cupboard and a separate utility cupboard. At the heart of the home is an exceptionally spacious open-plan living and kitchen area, finished with light, neutral décor and attractive wood-effect flooring. There is ample space for both relaxing and dining, while patio doors provide direct access to the private outdoor patio.

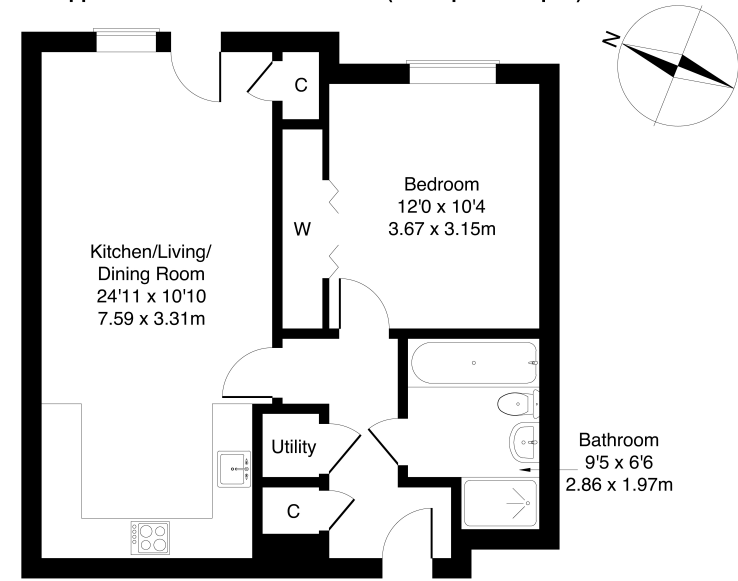
The stylish kitchen is positioned to the rear of the room and is fitted with contemporary units, wood-effect worktops with matching upstands, and a sink with a drainer. Integrated Siemens appliances include an eye-level oven, gas hob, fridge/freezer and dishwasher, with a freestanding washing machine neatly housed within the utility cupboard.

The generous double bedroom is tastefully presented with carpeted flooring and benefits from a large built-in wardrobe. Completing the accommodation, the luxurious bathroom features a modern suite with a separate bathtub and a spacious shower cubicle, complemented by tiled splash walls and a ladder-style heated towel rail.



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Approximate Gross Internal Area: (581 sq ft - 54 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 Beecraigs 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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