



40 Moubray Grove, South Queensferry, City of Edinburgh, EH30 9PB

Tastefully-Presented, Two-Bedroom, Upper Flat

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Property Description

Tastefully presented, two-bedroom, upper flat, with a corner aspect, forming part of an established development. Located in a leafy and quiet residential area of South Queensferry, northwest of Edinburgh centre. Superbly located for both Dalmeny rail station, arterial road links and supermarket shopping.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Features include a modern kitchen, stylish bathroom, contemporary lighting, central gas heating and double glazing. In addition, there is good storage including an attic space, and a shared drying yard.

The area has additional shared greens and unrestricted residential parking areas.

The hallway gives access throughout and features three built-in store cupboards, carpeted flooring, and a reception area offering space for outerwear and freestanding storage. The dual-aspect public room can accommodate lounge and dining furniture and includes recessed spotlighting and carpeted flooring.

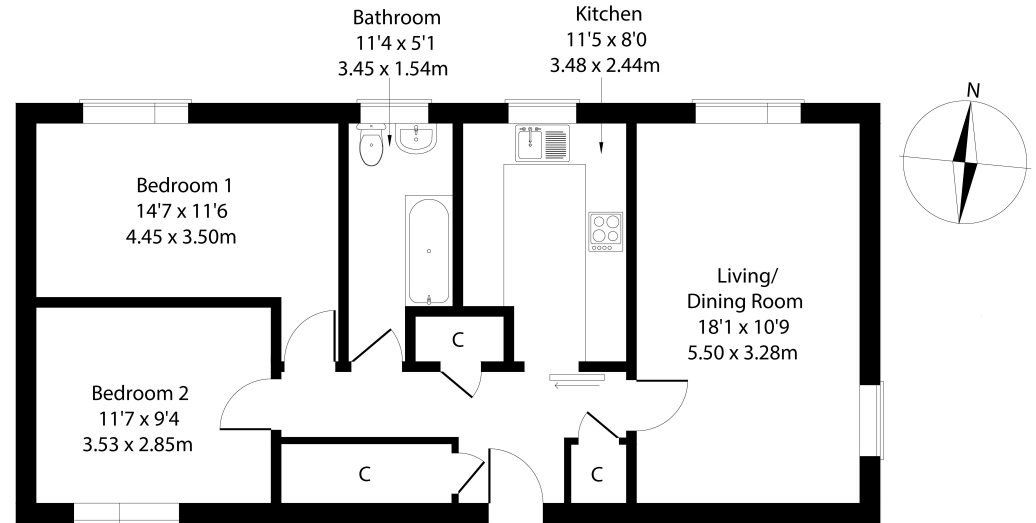
A bright, good-sized kitchen includes modern flooring and spot lighting, whilst fitted units and worktops include a breakfast bar, a sink with drainer and an integrated oven, a gas hob with a canopy above and a tiled splash back surround, and a slimline dishwasher; and a freestanding fridge/freezer and washing machine.

Bedroom one is set to the front, with carpeted flooring, spotlighting and ample space for free-standing storage. Bedroom two overlooks the gardens to the rear and has carpeted flooring and a central light fitting. The fully tiled bathroom is fitted with a contemporary suite, Travertine wall tiling, a mains shower over the bath with a rainfall showerhead, and recessed spotlighting.



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Approximate Gross Internal Area: (732 sq ft - 68 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 Beecraigs 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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