



lindsays

21 Dimma Park
South Queensferry, EH30 6AL

"A stunning Cala one bedroom apartment just a short walk from all this historic town has to offer"

- Hall with utility cupboard off
- Open plan living area with superb fitted kitchen and French windows to an ornamental balcony
- Double bedroom with fitted wardrobes
- Stunning four piece bathroom
- Gas central heating
- Double glazing
- Secure door entry system
- Lift
- Residents' parking

EPC Rating B

OFFERS OVER £175,000



Description

Located in a contemporary Cala development just above the centre of the town and a short walk from the rail station, this stunning one bedroom apartment is wonderfully light and airy and commands superb rooftop views. The open plan living space quite naturally falls into sitting, dining and kitchen areas and has patio doors leading to an ornamental balcony. The stunning kitchen is both practical and stylish and comes complete with integrated appliances. The double bedroom has an extensive range of fitted wardrobes and the superb bathroom has a bath and a separate shower. Additional benefits include gas central heating, double glazing, a secure door entry system, a lift and residents' parking.

Area

The historic Royal Burgh of South Queensferry is located on the southern shore of the Firth of Forth, within easy reach of Edinburgh City Centre (approximately 9 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 Scotmid and a Marks & Spencer food outlet. In addition to sailing and water sports at Port Edgar Marina, a number of 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. The area also boasts a number of fine restaurants, including the famous Hawes Inn.

Viewing

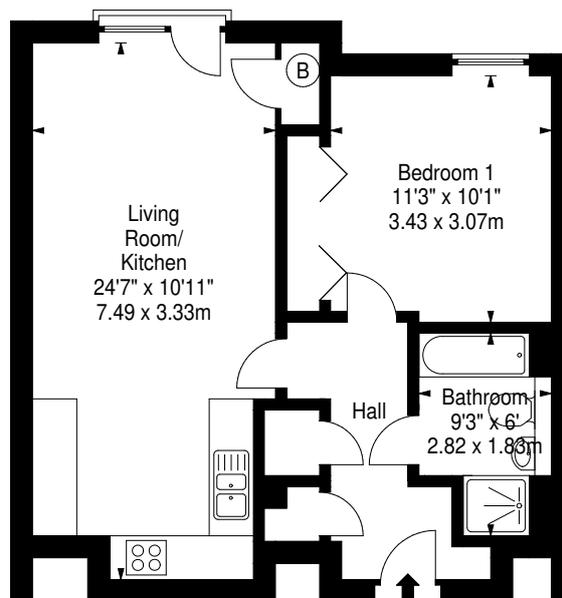
by appointment contact Lindsays on 0131 229 4040



Dimma Park,
South Queensferry,
Midlothian, EH30 9AL



Approx. Gross Internal Area
545 Sq Ft - 50.63 Sq M
For identification only. Not to scale.
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Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.