



16 Kettleslaw Cruik, South Queensferry, EH30 9GL

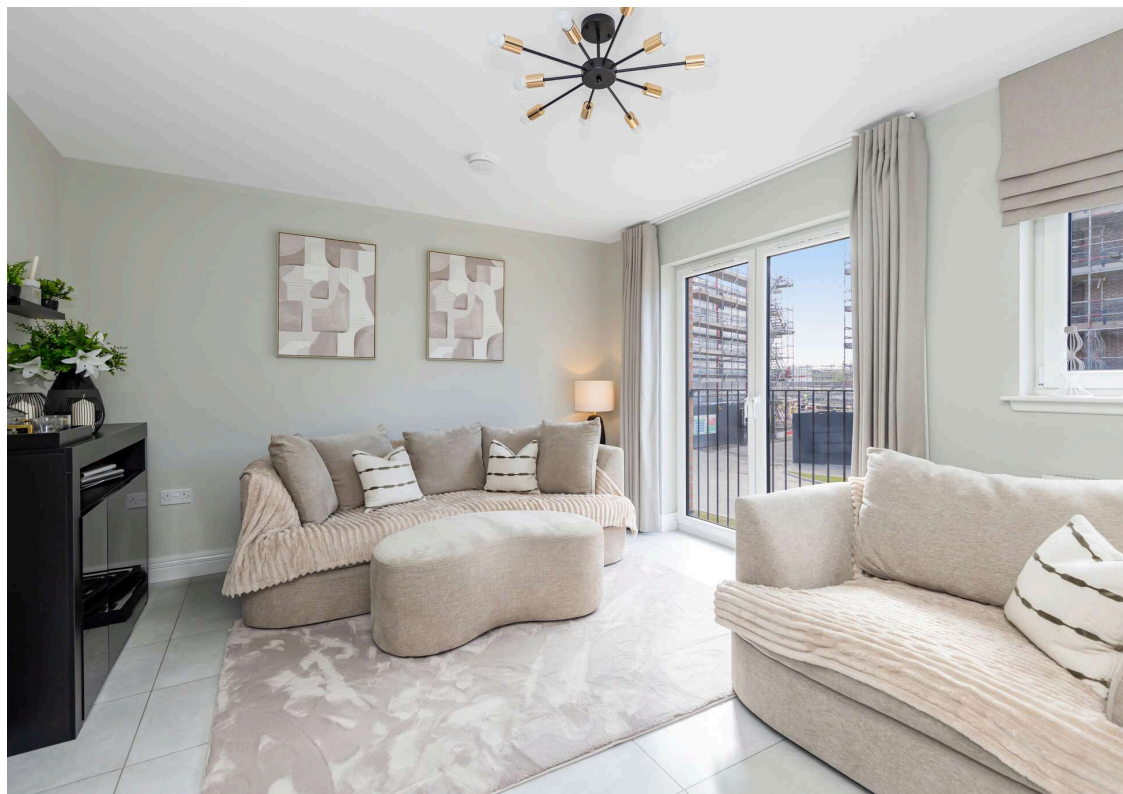


Welcome

Enjoying a prominent position within the highly desirable Rosebery Wynd development in South Queensferry, this exceptional three-bedroom Cala townhouse perfectly balances contemporary luxury with standout family convenience. At the heart of the home is an extremely modern kitchen and dining space which features high-specification integrated Siemens appliances including a seamless dishwasher and fridge-freeze providing the ultimate hub for premium entertaining. Designed over three versatile floors, the layout features three well-proportioned bedrooms, two modern bathrooms, and a convenient downstairs WC. Perfect for families and working from home. This exceptional townhouse is just a short stroll from beautifully landscaped community parks, open green spaces and the local primary schools. Externally, the property benefits from residents and visitors parking as well as private gardens to both the front and rear providing ideal spaces for outdoor relaxation.

- Turnkey alternative to buying from the developer.
- Reception hallway with excellent storage facilities
- Ground floor WC and utility room
- Fully fitted kitchen/dining and family room with garden access
- Living room to include the media wall and fixtures
- Three double bedrooms, one with en suite shower room
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic storage
- Gas central heating
- Solar panels
- Double glazing
- Gardens front and rear
- Residents and visitors parking







South Queensferry

The historic coastal town of South Queensferry is one of Edinburgh's most desirable residential locations, offering a unique blend of picturesque surroundings, excellent amenities, and superb transport connections. Nestled on the southern shores of the Firth of Forth beneath the iconic Forth Bridges, the town enjoys a charming mix of traditional character and modern convenience. South Queensferry boasts a vibrant High Street with an excellent selection of cafés, restaurants, bars, and independent shops, alongside larger supermarkets and everyday amenities. The area is well regarded for its excellent schooling and leisure facilities, including scenic waterfront walks, cycling routes, and nearby golf courses. Commuters are particularly well served, with excellent transport links via the nearby M90, Queensferry Crossing, and rail services from Dalmeny Station providing quick and easy access to Edinburgh, Edinburgh Airport, and beyond. Combining a relaxed waterfront lifestyle with outstanding connectivity, South Queensferry continues to be a highly sought-after location for families and professionals alike.

Agent's Note

The integrated kitchen appliances and fitted floor coverings included in the sale. Other contents may be available by separate negotiation. The development is factored by Ross & Liddle with an approximate annual fee of £157.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

