



11 Stein Street, South Queensferry, City of Edinburgh, EH30 9BH

Beautifully Presented, Three-Bedroom, Semi-Detached Family Home with Gardens and a Driveway

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove** **Zoopla**
find your happy

Property Description

Beautifully presented, three-bedroom, semi-detached family home, with gardens and a driveway. Quietly located in an established modern development in the sought-after coastal town of South Queensferry.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Finished throughout in contemporary décor, it features a stylish fitted kitchen, modern bathrooms, and extensive quality wood flooring. In addition, there is gas central heating, double glazing, a loft and a solid oak staircase, as well as additional bespoke storage solutions.

The dining area provides direct access to the enclosed rear garden, which features a patio, lawn and a store shed. To the front is a mono-blocked driveway providing parking for two cars, along with established shrubbery.

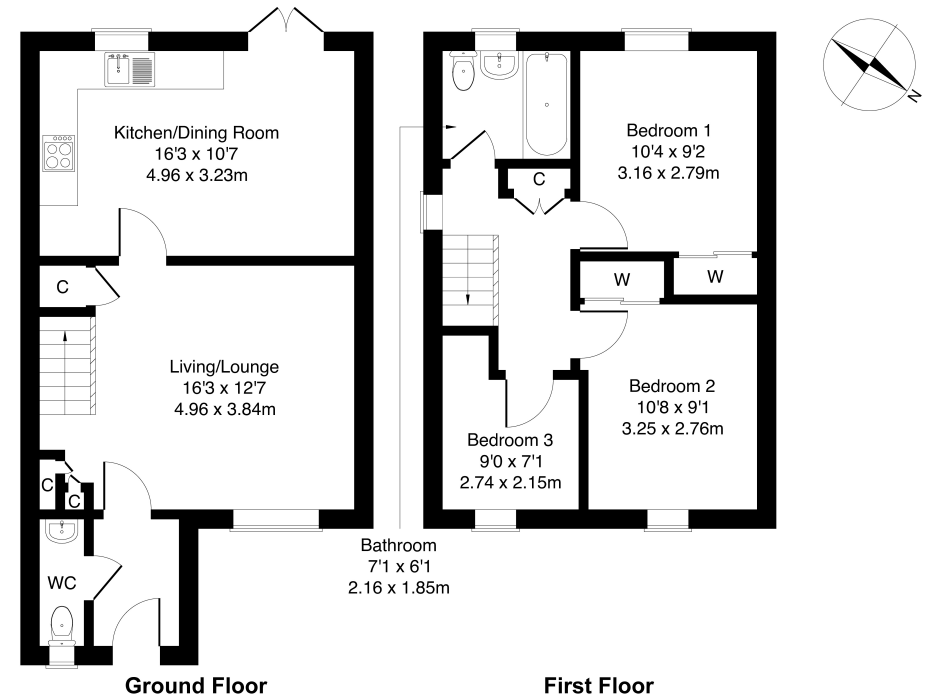
The development also offers unrestricted on-street parking and visitor spaces, along with superb transport links including Dalmeny train station nearby.

Welcoming you into this beautiful family home is a convenient WC positioned at the front of the property. The hallway leads through to the spacious living room, finished with contemporary flooring throughout, further benefiting from feature staircase detailing and a wall-mounted TV point (TV not included in the sale). The space flows seamlessly into the modern kitchen/dining room, continuing the flooring from the living room for a cohesive finish. The kitchen is finished to a modern standard, featuring granite-effect worktops with matching upstands, a stainless-steel sink with drainer, integrated oven and electric hob with canopy above, as well as a washing machine and dishwasher. The dining area provides direct access to the rear garden, making this an ideal space for entertaining guests and enjoying family meals.

A solid oak staircase leads to the first floor, providing access to bedrooms one, two and three, all finished with light and tasteful décor throughout, complemented by matching flooring from the hallway. Bedrooms one and two further benefit from fitted wardrobes, with bedroom one featuring mirrored wardrobes and bedroom two having a sliding-door fitted wardrobe, providing excellent additional storage. Bedroom three is a single bedroom, benefiting from a built-in bed with useful storage drawers underneath and a purpose-built single wardrobe, making excellent use of the available space. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.



11 Stein Street, South Queensferry, Edinburgh EH30 9BG



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. A Starbucks coffee shop, a large Tesco supermarket, and a Crab & Lobster restaurant are a short walk from the property, providing excellent convenience for everyday shopping, dining, and leisure. 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 proximity to major road links, regular train services from Dalmeny station, and frequent local bus connections. Edinburgh Airport is also approximately 15 minutes' drive from the property, providing convenient access for both domestic and international travel.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

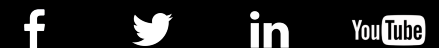
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.