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Solicitors & Estate Agents



Fixed Price

£324,995

Flat 1, 5 Emily McBain Way

South Queensferry | EH30 9GS

Designed for flexible modern living, this spacious ground floor three bedroom apartment forms part of the exclusive Rosebery Wynd development by Cala Homes. Located on the edge of South Queensferry, it is well placed for enjoying coastal walks, cafés, restaurants and boutique shops, with excellent transport links also within easy reach and is sure to appeal to a wide range of buyers.

- 1 public room
- 3 bedrooms
- 2 bathrooms
- Lift
- On street parking
- EPC rating – B
- Council tax band - F



Description

The accommodation briefly comprises of welcoming hallway with three storage cupboards, a bright open plan kitchen and living area forming a sociable heart of the home, principal bedroom with built in wardrobes and an en-suite shower room, two further double bedrooms, and a stylish bathroom. The property also benefits from integrated appliances, gas central heating, double glazing and a secure entryphone system.

Images are for illustrative purposes and layouts may vary depending on the individual plot





Gardens and Parking

There are well maintained landscaped communal gardens around the development and on street parking is available along with a bike store.

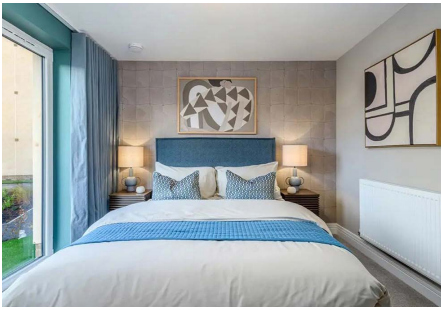
Factoring

The common areas and grounds are factored by Ross & Liddell at a cost of approximately £1240.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).



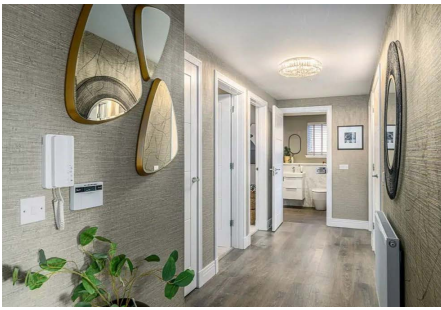




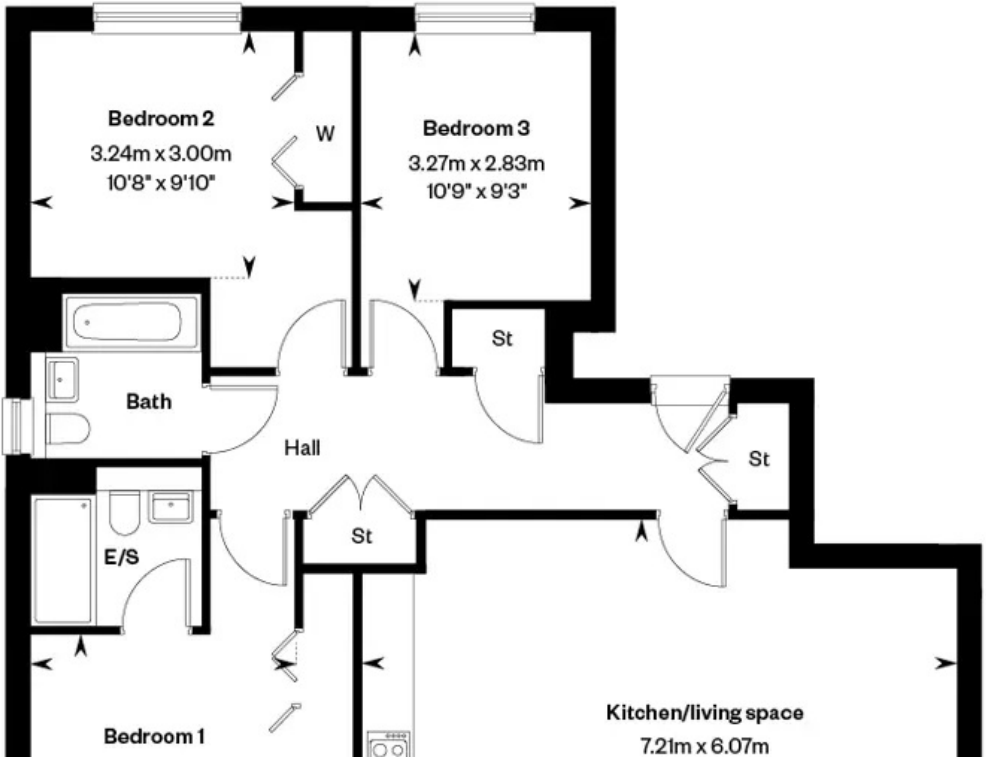


Location





Rosebery Wynd is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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