

29 Briggers Brae,
Edinburgh EH30 9DP







A superb semi detached villa with drive, integral garage and a generous garden enviably situated just minutes from all the town has to offer within the sought after Hawthorn Gardens development

3 Bed | 2 Bath | 1 Reception

29 Briggers Brae is an impressive energy efficient home quietly situated within the much sought after Hawthorn Gardens development. This stunning semi detached villa offers around 1046 square feet of family living space with the emphasis on both style and practicality. The welcoming hall has a handy WC off and leads through to the large, airy sitting/dining room. French doors flood the room with light and give access to the garden. The contemporary kitchen/breakfast room comes complete with integrated appliances and also has access to the rear garden. Upstairs, the principal bedroom has a striking en-suite shower room. There are two further double bedrooms and an equally striking family bathroom with shower. A large attic offers excellent storage space. To the front of the property a double drive provides off-road parking for two cars and leads to the single integral garage. The fully enclosed rear garden is the perfect space to enjoy al fresco dining and long summer evenings.

The development is factored by S G Property Management and an annual fee of approximately £135 cover maintenance of the communal areas.

Offers Over £335,000

Features

- Hall
- WC
- Lovely spacious sitting/dining room with access to the rear garden
- Impressive contemporary kitchen/breakfast room with integrated appliances
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom with shower
- Gas central heating
- Double glazing
- Solar panels
- EPC Rating B

Briggers Brae,
South Queensferry,
Midlothian, EH30 9DP

SquareFoot

Approx. Gross Internal Area
1024 Sq Ft - 95.13 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
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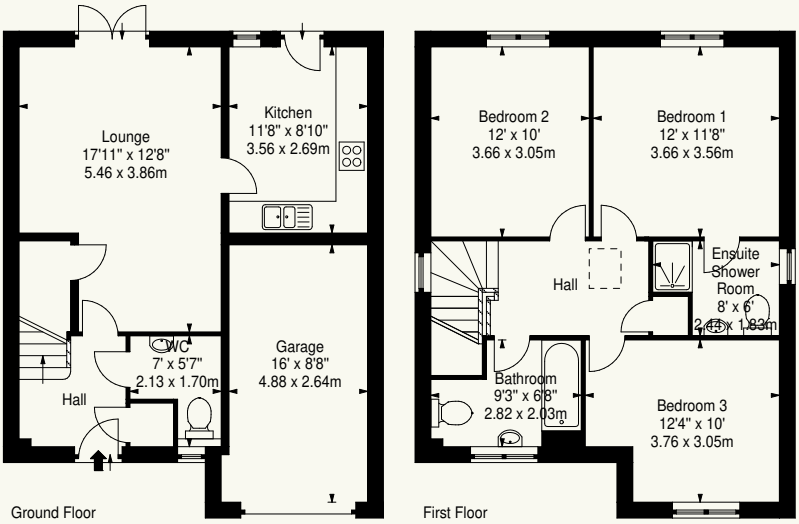







The historic Royal Burgh of South Queensferry is located on the southern shore of the Firth of Forth, within easy reach of Edinburgh City Centre (approximately 9 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central 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 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.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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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.