



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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SOUTH QUEENSFERRY
28 STONEYFLATTS CRESCENT
FIXED PRICE £215,000

GSB PROPERTIES
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

**SOUTH QUEENSFERRY
28 STONEYFLATTS
CRESCENT**

FIXED PRICE £215,000

**EXTENDED SEMI-
DETACHED HOME WITH
FURTHER EXTENSION
POTENTIAL**

**ENTRANCE HALLWAY
LOUNGE
KITCHEN
DINING ROOM
3 BEDROOMS
FAMILY BATHROOM
DOUBLE GLAZING
GAS CENTRAL HEATING
GARDENS
DRIVEWAY
GARAGE**

General Description

The property is quietly situated at the head of a cul-de-sac within the popular Stoneyflatts district of South Queensferry. It is ideally placed for quick access to the bridge and motorway network leading to Edinburgh and the West. The historic Burgh of South Queensferry offers its residents an attractive living environment with good shopping facilities, both primary and secondary schooling and with a range of recreational facilities including the sailing marina at Port Edgar.

The property itself is a semi-detached which has been extended. The property comprises of entrance hallway, lounge, kitchen, dining room, 3 bedrooms, family bathroom, gardens, driveway and garage with double glazing and gas central heating. In need of modernisation.

Accommodation

ENTRANCE HALLWAY

Hallway with access to the lounge and kitchen.

LOUNGE 4.67m x 3.33m (10'11 x 15'3)

Fitted carpets with twin windows facing to the front of the property.



LANDING

Hatch to attic. Fitted carpets.

BEDROOM 1 4.08m x 3.27m (13'2 x 10'11)

Fitted carpets, wardrobe and east facing window.

BEDROOM 2 3.27m x 2.99m (10'11 x 9'8)

Fitted carpet with west facing window and cupboard.

BEDROOM 3 3.04m x 2.37m (9'11 x 7'9)

Fitted carpet with west facing window.

FAMILY BATHROOM

Three piece bathroom suite with wash hand basin, WC and bath. Tiled walls.



**VIEWING: TELEPHONE
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KITCHEN 5.29m x 3.02m (17'10 x 9'10)

Fitted with a quality range of wall and base units with work surface over. Integrated hob, oven/grill and extractor fan. Stainless steel sink and drainage board unit. Tiled flooring. Door to the rear garden.

DINING ROOM 2.88m x 2.58m (9'5 x 8'7)

Tiled flooring with French doors to the garden patio.

GARAGE

To the front of the property with driveway.

GARDENS

Mainly laid to lawn with patio area.

EXTRAS

COUNCIL TAX BAND - E

**HOME REPORT AVAILABLE ON
REQUEST**