



Flat 5, 61 Lowrie Gait, 61 Lowrie Gait, West Lothian, EH30 9AB

Offers Over £265,000







A stylish and very well presented first floor executive apartment set within modern residential development built by Cala Homes. The property is well placed for everyday amenities with Dalmeny train station a short walk from the property providing excellent transport and commuter links. The property briefly comprises secure entry system into well maintained stairwell and communal lift leading to apartment with private entrance hall, two sets of storage cupboards, lounge/diner with feature balcony, breakfasting kitchen with integrated appliances and further balcony, two double bedrooms with built in wardrobes and master en-suite together with family bathroom. The property benefits from gas central heating and is fully double glazed. There are very well maintained communal gardens and grounds together with allocated resident's parking space.





LOCATION

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible From Dalmeny Station. A new secondary school together with primary schools are all within a few minutes' walk of the property. 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. For those interested in sailing and other water sports, Port Edgar Marina is located close by.

EXTRAS INC. IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

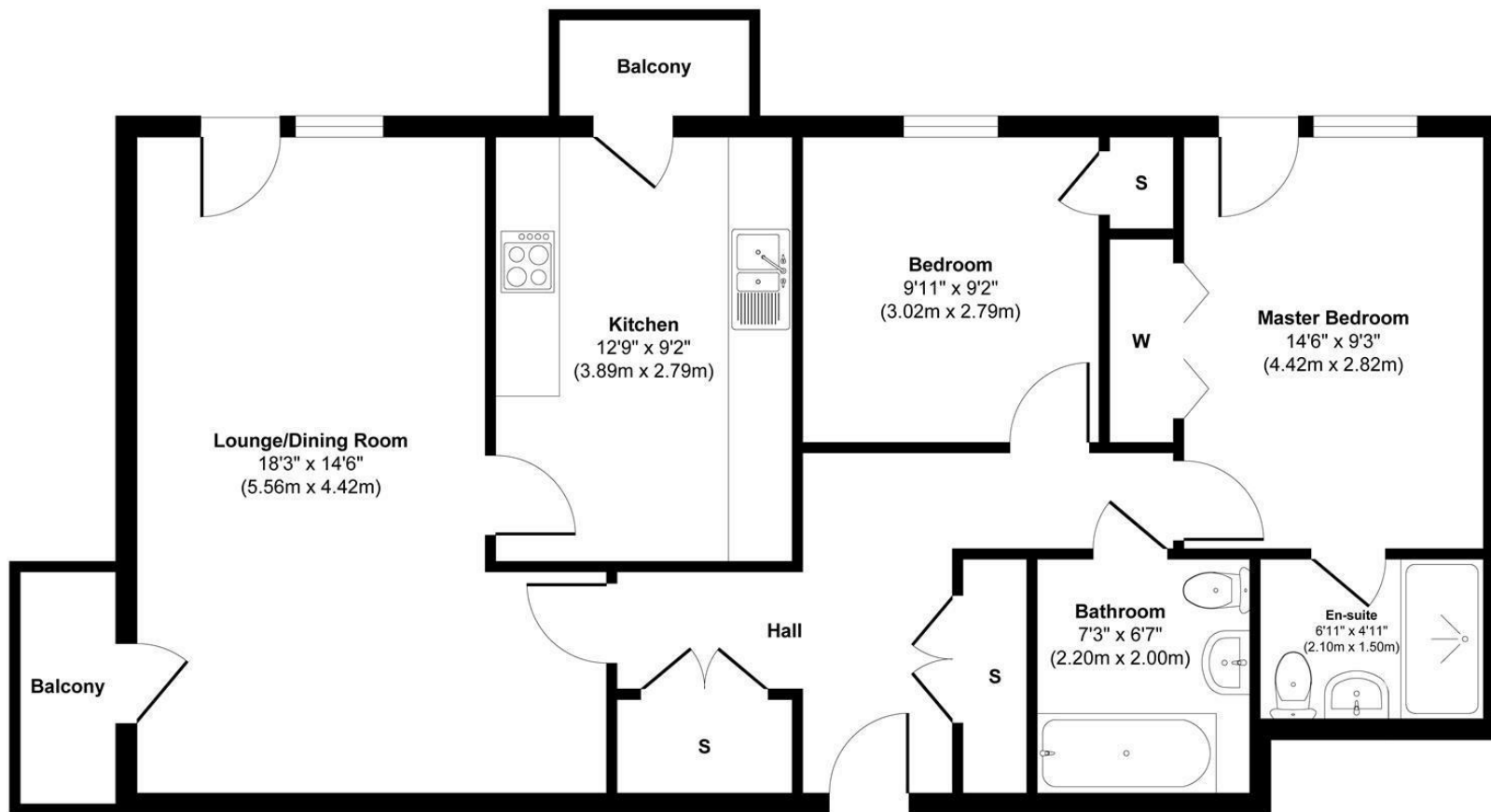
Please note there is a Factor Charge of approx £ per annum including Buildings Insurance.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









Floor Plan



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. No movable items will be included in the sale.