ABBEY FORTH

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FLAT 9, 2 DAYBELL LOAN, SOUTH QUEENSFERRY

OFFERS OVER £224,500

IMMACULATE 2 BEDROOM TOP FLOOR APARTMENT WITHIN QUIET DEVELOPMENT. LOVELY VIEWS. 3 MINUTE WALK TO DALMENY STATION.
Secure entry. Spacious Hall with storage. Lounge/Kitchen/Diner. Mstr Bedroom (ensuite), 2nd Double Bedroom. Bathroom. Residents Parking. Bike Store. Council Tax Band D.

IMMACULATE 2 BEDROOM TOP FLOOR APARTMENT.
WITH AN OPEN ASPECT AND OFFERING LOVELY VIEWS TOWARDS FORTH BRIDGES.

3 MINUTES WALK TO DALMENY TRAIN STATION. IDEAL FOR COMMUTERS AND FIRST TIME BUYERS.

EARLY VIEWING IS HIGHLY RECOMMENDED.

ABBEY FORTH PROPERTY is delighted to present to the market, this bright and airy 2 bed 2nd floor (top) apartment set with a desirable residential development within easy reach of M90, Dalmeny Train Station, Supermarkets and the quaint cafes and restaurants of Queensferry.

PROPERTY DETAIL.
Secure Entry and well-maintained communal stairwell leads up to number 9 on the top floor. Enter into a spacious L-shaped Hall which provides two storage cupboards and access to additional attic storage space. The impressive lounge/dining room boasts an open plan arrangement to kitchen. With dual aspect, the room is flooded with excellent natural daylight. The lounge area offers ample space for typical lounge and dining furniture. The well-appointed kitchen boasts integrated appliances (Fridge-Freezer, Dishwasher, Washing Machine, Oven and Hob – with stylish splashback. The master bedroom benefits from fitted wardrobe storage with door leading to en-suite shower room with double cubicle. The second double bedroom which is currently used as a home office, offers a recess area which could accommodate fitted wardrobes. The stylish modern Bathroom comprises a bath (with mains shower over), washbasin and WC. The property benefits from gas central heating and double glazing. Externally, there is ample residents parking, playpark, well-maintained grounds with bike store and bin store.

KEY INFORMATION.
Top Floor Flat (2nd Floor).
2 Bedrooms, 1 Reception room, 2 Bathrooms.
Double Glazing.
Gas Central Heating.
Good Storage.
Residents Parking.
Bike Store. Bin Store.
Attractive communal grounds.
Valuation £225000.
Council Tax Band D.

LOCATION.
The expanding town of Queensferry is situated to the south bank of the Firth of Forth and is an ideal location for buyers looking for easy access North and South and within 15 minutes of Edinburgh City Centre. The beautiful historic centre on the Forth Estuary is surrounded by well-established and newly developed residential estates and is a fantastic location to raise a family. The main motorway network M9/M8 and M90 are all within 5-10 minutes reach and Edinburgh Airport is also just a short drive away. Local shops include a large Tesco supermarket catering for all everyday needs. Schooling is excellent with local schools at both primary and secondary levels. Leisure and entertainment facilities in the area include a wide choice of quality restaurants and cafes, excellent parks, nearby golf courses, a community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre. Boat trips can be taken to Inchcolm Island and other tourist attractions.

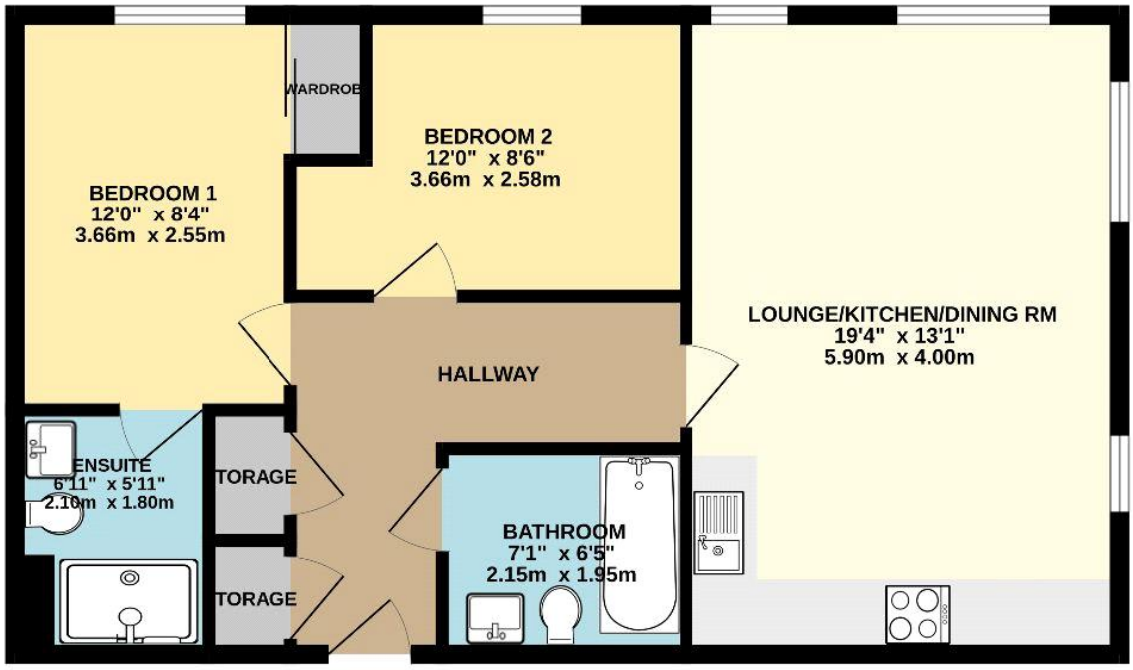
POINTS OF INTEREST/TRAVEL TIME (approximate).
Dalmeny Train Station – 3 mins walk
Edinburgh Internation Airport – 15-20 mins by car.
Edinburgh Waverley Station - 20 mins by train.
The Forth Rail Bridge - 15 mins walk.
Queensferry High Street – 15-20 mins walk.
Kirkliston Village – 8 mins by car, 15 mins cycle.
South Gyle – 20 mins by car
Access to M8/M9 – 10 mins by car
M90 – 8 mins by car

VIEWING.
By Appointment, please contact ABBEY FORTH – SALES TEAM.

Council Tax Band: D (Edinburgh City Council)
Tenure: Freehold
Parking options: Residents

- Attic
- Double Glazing
- Ensuite Shower
- Fitted Bathroom
- Fitted Kitchen
- Integrated Appliances
- Off-street parking

2ND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2 BED TOP FLOOR FLAT

TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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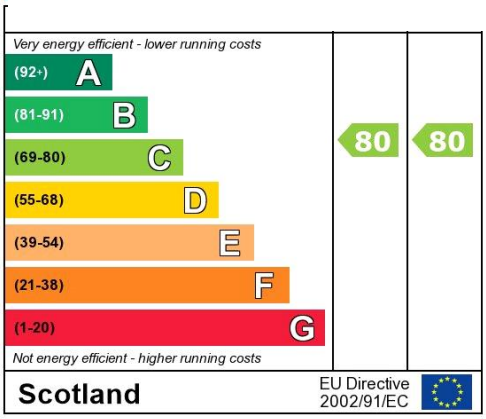
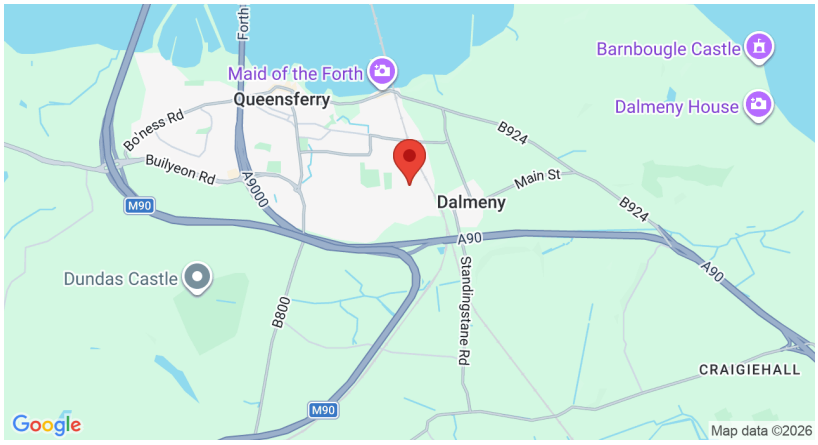


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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