



4 Lang Rigg
South Queensferry EH30 9WN

Offers over £285,000

4 Lang Rigg, South Queensferry

A bright and spacious end terraced townhouse set within peaceful location with superb views to Forth Bridges.

There is a flexible internal layout over three floors which includes, at ground level, entrance hallway, WC/cloaks, large dining lounge (with feature sliding doors to garden), luxury breakfasting kitchen. Over the first and second floors there are four good sized bedrooms, en-suite shower room and family bathroom.

Gas central heating is installed with double glazed windows, excellent storage, fresh décor, quality flooring and pleasant outlooks to front and rear.





Room sizes and accommodation

Ground floor

Entrance hallway

WC/cloaks

Dining Lounge 20'6 x 15'7 (6.24m x 4.76m)

Kitchen 14'2 x 9'1 (4.31m x 2.78m)

First floor

Master bedroom 14'0 x 12'1 (4.26m x 3.69m)

En-suite

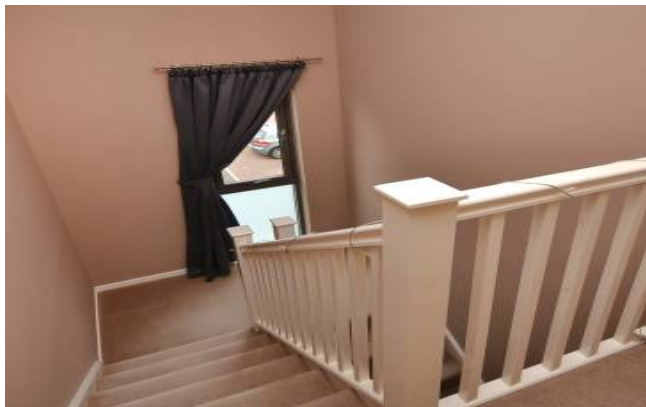
Bedroom 2 17'3 x 11'7 (5.27m x 3.54m)

Top floor

Bedroom 3 13'4 x 10'4 (4.06m x 3.15m)

Bedroom 4 15'9 x 10'3 (4.79m x 3.13m)

Bathroom



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The neat garden ground is mainly laid to lawn with drying facilities provided and the development benefits from ample resident parking.

Lang Riggs forms part of a popular modern development situated within the historic town of South Queensferry, which offers excellent amenities, wonderful views to Forth Bridges, harbour and excellent local amenities such including a Post Office, local shops, supermarkets, bars and restaurants. Edinburgh's City Centre is approximately 8 miles away. This convenient location provides easy access to the City Bypass and M90. A regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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