

8 Linn Mill

SOUTH QUEENSFERRY, EH30 9ST



*BEAUTIFUL THREE-BEDROOM BUNGALOW WITH
STUNNING VIEWS TOWARDS THE FIRTH OF FORTH*



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McEwan Fraser is delighted to present this beautiful three-bedroom bungalow to the market. The property has been extensively redeveloped by the current owners and now offers an immaculate contemporary living space which is designed to take maximum advantage of the property's elevated position and stunning aspect towards the Firth of Forth and the Queensferry Crossing.

Further benefits include a secluded west-facing rear garden, a detached garage, a driveway, extensive cellar space with internal and external access, gas central heating, double glazing, and a modern Genvex ventilation and heat exchange system.

THE PROPERTY

The accommodation is focused on a beautiful open plan living space which has been thoughtfully designed to capture as much natural light as possible and take advantage of the amazing outlook available. The living space boasts a dual-aspect, additional sky-lights, oak flooring and a multi-fuel stove that creates a natural focal point for the room. The new owner is going to have plenty of flexibility to create their ideal entertaining space. On one side, the contemporary kitchen offers plenty of prep and storage space and a range of high-quality integrated appliances.







THE PROPERTY

The master suite overlooks the rear garden. Part of a contemporary extension, the bedroom also has excellent levels of natural light and overlooks the secluded rear garden. The oak floor gives a sense of warmth to the room and there is plenty of space for a larger style of bed and plenty of supporting furniture.

An attached walk-in wardrobe has a huge amount of storage space and gives access to a beautiful en-suite shower room, which is fully tiled.



THE PROPERTY

Bedrooms two and three are further double bedrooms and both enjoy oak flooring. Bedroom three also has two integrated wardrobes. There is also a handy WC for visitors.



“...The fully tiled bathroom includes a high-quality four-piece suite and a walk-through shower...”

THE PROPERTY

The internal accommodation is completed by the master bathroom, which is simply stunning. The fully tiled bathroom includes a high-quality four-piece suite and a walk-through shower.

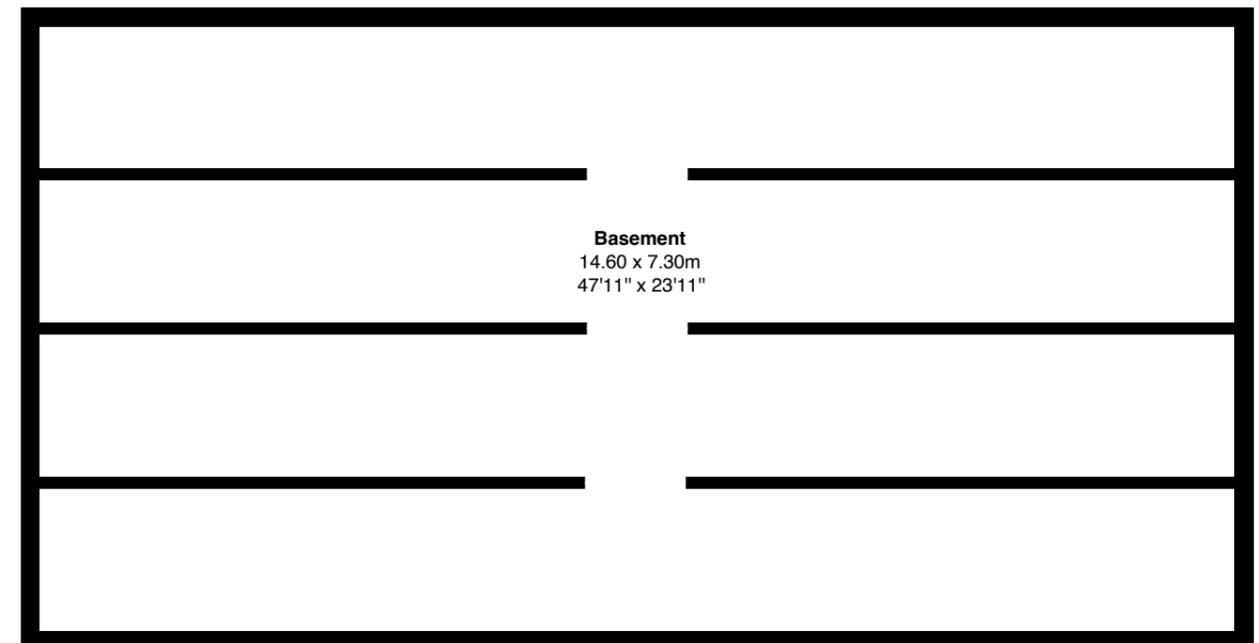
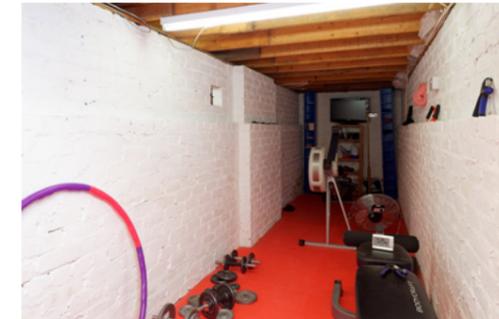
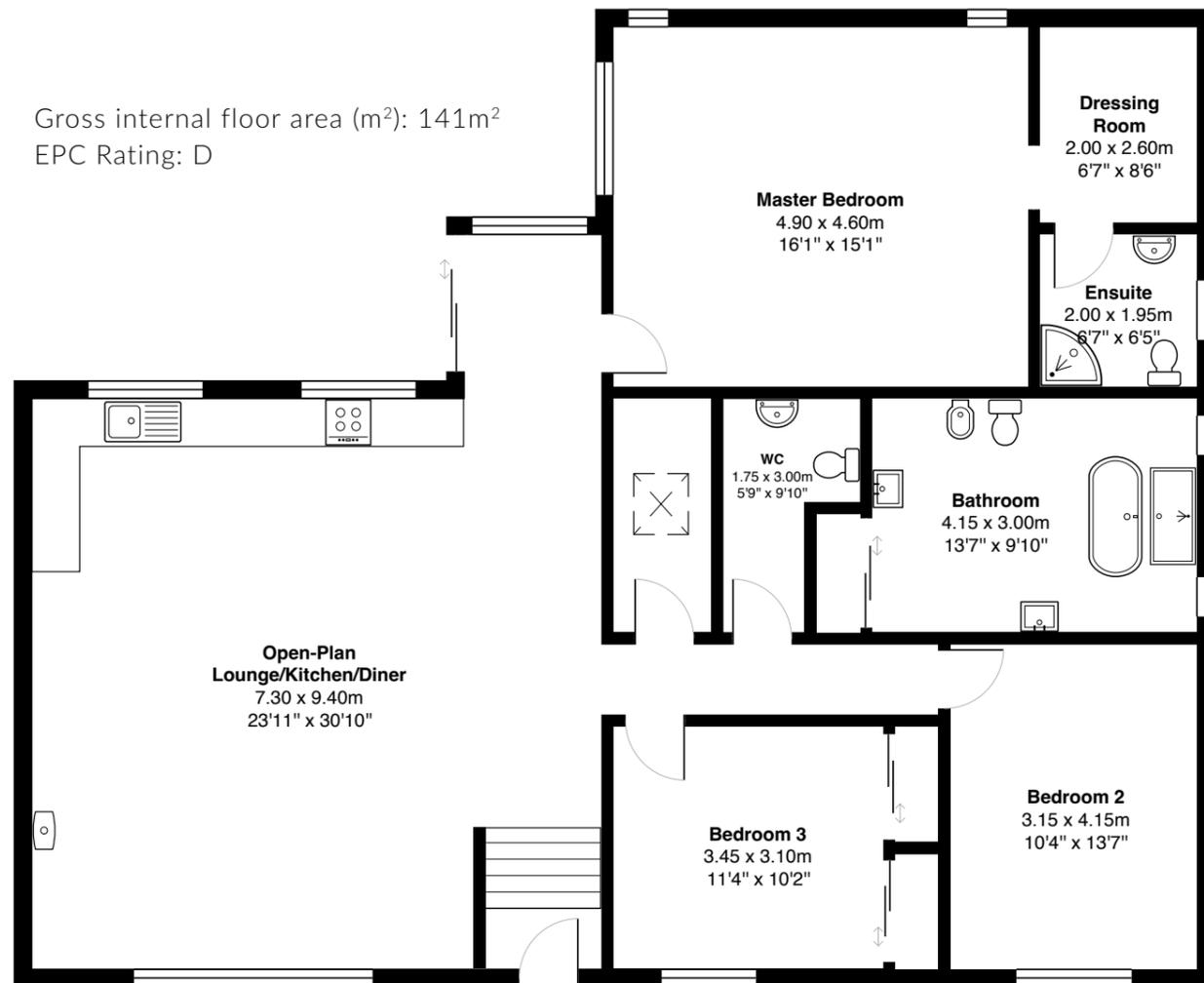
The property has a basement which has a utility area with a sink, laundry (washing machine and tumble dryer), freezer and a second fridge.



CLICK ON ICONS BELOW FOR DRONE VIDEO OR VIRTUAL TOUR



Gross internal floor area (m²): 141m²
EPC Rating: D



THE EXTERIOR

Externally, the property is elevated above street level and largely sits above surrounding properties. This gives a beautiful sense of privacy. There is a wide driveway and a detached double garage. The tiered front garden is well landscaped and stairs give access to the property itself. These stairs lead to a large composite deck, which is naturally private and affords an excellent open outlook. The rear garden is west-facing and perfect for afternoon and evening sun. Surrounded by established trees and hedges, the rear garden is completely private. Outdoor power and water are available in the garage and the rear garden.

This property must be seen in person to fully appreciate the quality of the finish and the stunning position of the house.







THE LOCATION

Nestled on the picturesque banks of the Firth of Forth, South Queensferry offers the perfect blend of charming coastal living and outstanding connectivity. This sought-after town, just a short drive from Edinburgh city centre, is ideally situated for both commuters and families looking for a vibrant yet peaceful community. South Queensferry boasts excellent transport connections, making it ideal for those who travel for work or leisure. The nearby Dalmeny railway station provides regular and efficient services to Edinburgh Waverley, with journey times of around 20 minutes. The A90 and M90 road links offer swift access to the capital, the central belt, and Fife, while Edinburgh Airport is just a 15-minute drive away.





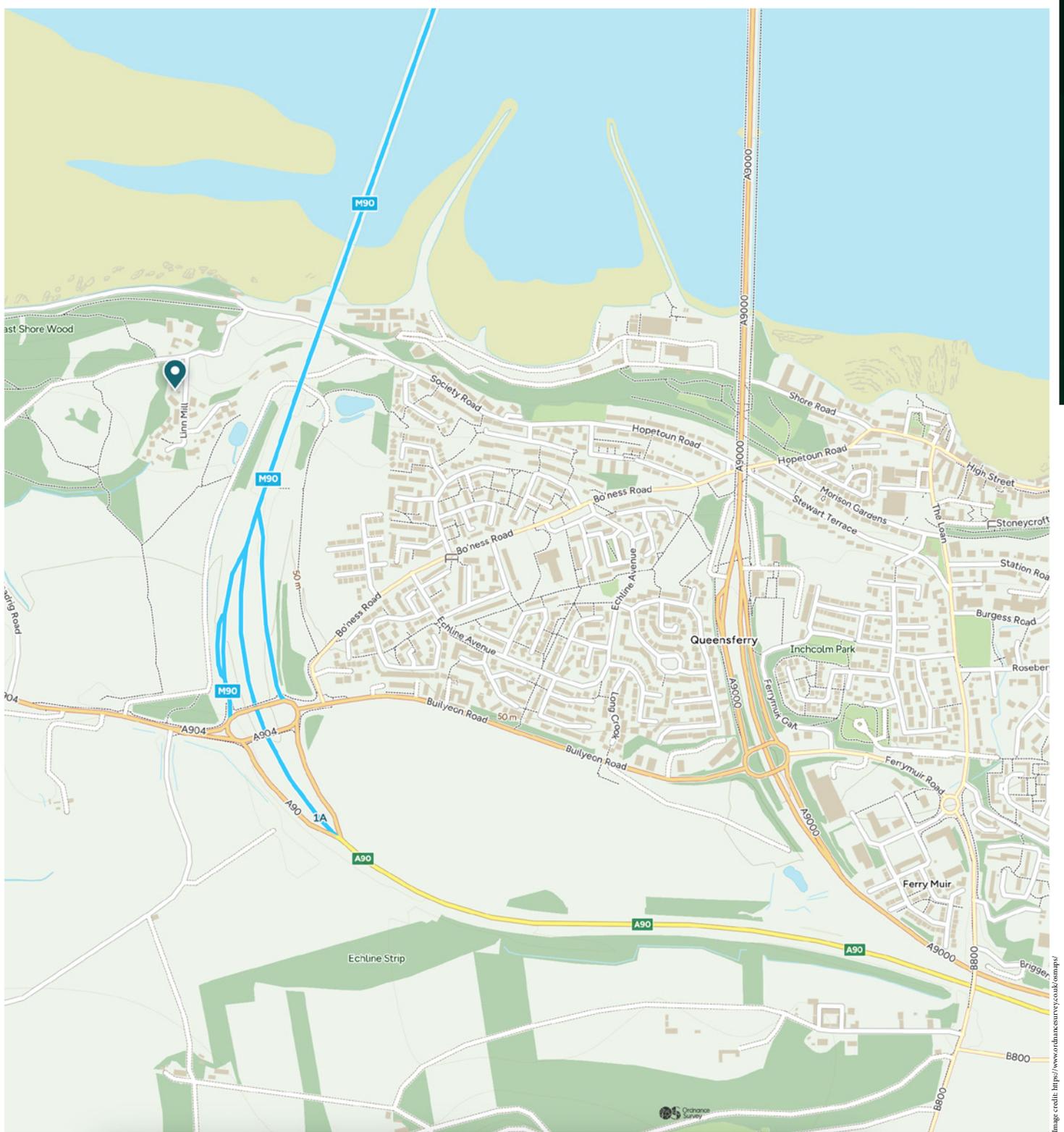
Additionally, frequent bus services ensure seamless local travel, and the iconic Queensferry Crossing facilitates effortless connections across the Forth. The town is well-served with a wide range of amenities, including independent shops, cosy cafes, traditional pubs, and quality restaurants offering both local and international cuisine. A Tesco superstore and other major retailers are conveniently located nearby, while the historic High Street provides a delightful

setting for weekend strolls and boutique shopping. For leisure and recreation, residents enjoy access to picturesque waterfront walks, cycling routes, golf courses, and boat tours on the Firth of Forth.

South Queensferry is an excellent choice for families, thanks to its strong educational provision. The area is home to highly regarded primary schools such as Queensferry Primary and Echline Primary. For secondary education,

the well-respected Queensferry High School offers a broad curriculum and strong academic results, with modern facilities supporting a wide range of extracurricular activities.

With its stunning surroundings, excellent transport links, diverse amenities, and high-quality schools, South Queensferry offers an exceptional lifestyle opportunity for buyers seeking the best of both worlds—peaceful living with city convenience.



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