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# 117 Moubray Grove,

South Queensferry, EH30 9PE



1



2



1



EPC

C



FREEHOLD



Description

**An excellent** opportunity has arisen to acquire this bright and spacious upper flat, situated in the popular town of South Queensferry where you will find all local amenities including shops, restaurants and bars. A warm and welcoming hallway gives access to all rooms; spacious dual aspect living room, fitted kitchen, two good size double bedrooms, one which is currently being used as a gym by the current owners and a shower room. The property further benefits from gas central heating, double glazing, good storage facilities and a communal courtyard to the rear. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

Location

**The historic** town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. 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-aside football pitch. One can also visit the excellent pubs, cafes, restaurants, and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House.

Extras

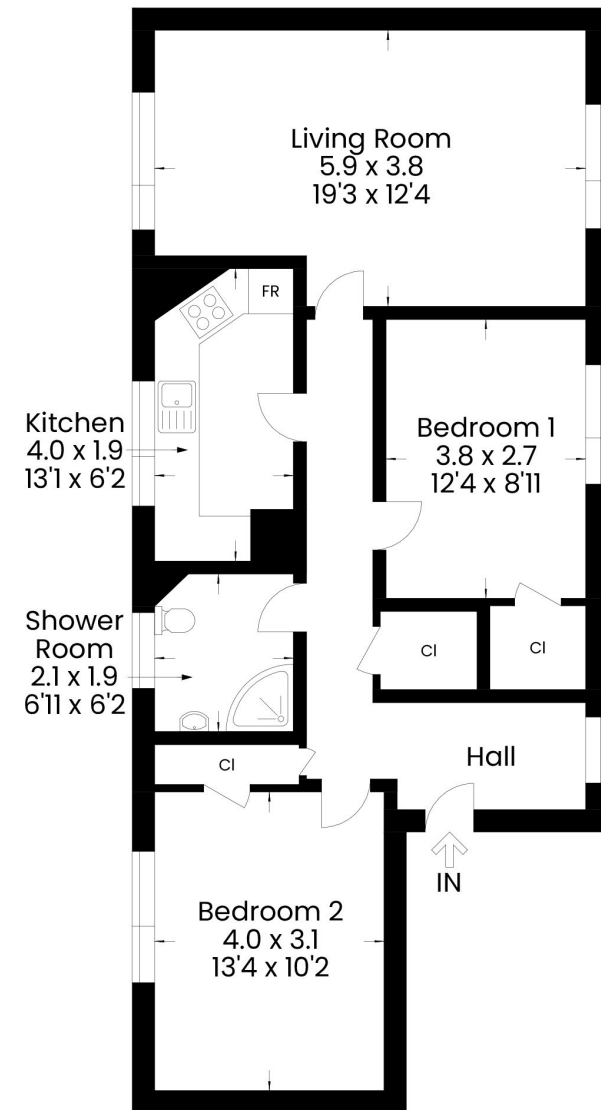
**All fitted** floor coverings.

- |                       |                              |
|-----------------------|------------------------------|
| ● Features            | ● Double glazing             |
| ● Entrance hall       | ● Good storage facilities    |
| ● Living room         | ● Communal courtyard to rear |
| ● Kitchen             | ● EPC rating - C             |
| ● 2 Bedrooms          | ● Council Tax Band – B       |
| ● 1 Bathroom          | ● Tenure - Freehold          |
| ● Gas central heating |                              |









**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025



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