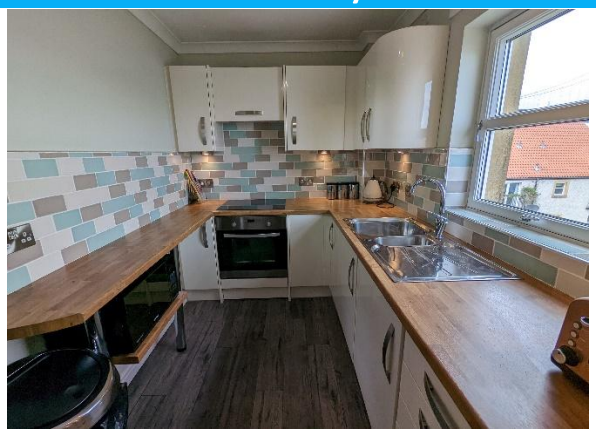
GLADSTONES
Property Investment Managers

To Let

Shore Road, South Queensferry





Rent - £1275pcm	**Bedrooms** – 2	**Deposit** - £1475
Type – Top Floor Flat	**Parking** - Residents	**Garden** – N/A

Criteria – Rent in advance, full deposit, no smokers, No Pets – AVAILABLE EARLY DECEMBER
Energy Efficiency Rating: Band C **Environmental Impact Rating**: Band C
Landlord Registration No: 1142441/260/22111 **Council Tax Band**: D

Property Details

An exceptional opportunity to rent this beautifully presented, fully furnished two-bedroom property, situated within a modern waterfront development in the highly desirable location of South Queensferry. Boasting stunning open views across the Firth of Forth, this lovely home offers a fantastic combination of modern living, comfort and convenience, with local amenities and excellent transport links close by.

The property comprises a welcoming entrance hallway leading to a bright and spacious lounge, featuring full-length glazed doors that perfectly frame the breathtaking waterfront views. There is a modern, fully fitted kitchen complete with appliances, two generous double bedrooms, both benefiting from fitted wardrobes, and a contemporary shower room.

Further benefits include gas central heating, double glazing and an allocated parking space within a secure car park with barrier-controlled entrance.

Enjoy the opportunity to live in a truly enviable waterfront location, combining beautiful surroundings with all the convenience of modern living.

Letting Agent Registration Number: **LARN1806008**
23 Jarnac Court, Dalkeith EH22 1HU
info@gladstonesproperty.com
0131 663 7266
gladstonesproperty.com