



7/3 BREWERY CLOSE
South Queensferry, EH30 9LN



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A modern 2 bedroom second floor apartment in the heart of the historic town of South Queensferry, with communal garden and situated in a position with easy access to Edinburgh city centre.

Dalmeny Train station 0.8 miles, Queensferry Crossing 3 miles, Edinburgh airport 5.9 miles, Edinburgh City centre 9.7 miles, (All distances are approximate).

Summary of Accommodation:

Hallway with Reception/Study space, Spacious Living Dining Kitchen Room, Principal Double Bedroom with En-Suite Shower Room, a further Double Bedroom and Family Bathroom.

Garden: Communal Garden to the front and rear of the building.

Parking: Allocated Private Parking



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Situation

3/7 Brewery Close is located in the heart of the South Queensferry with around a 75 metre walk from the delightful and vibrant town's cobblestone High Street. The historic town of South Queensferry boasts a rich heritage while thriving as a gentrified commuter hub. The town has recently been named the most beautiful town in Scotland following a 2025 Telegraph study of 1,250 towns across the UK. A stone's throw from the apartment, you can appreciate the breathtaking views across the Firth of Forth estuary and the three bridges of the Forth Rail Bridge, Queensferry Crossing and the Forth Road Bridge.

The strong local community is as welcoming as it is vibrant, boasting a comprehensive range of amenities to suit all your needs. This charming apartment places you at the heart of this delightful town that perfectly balances this picturesque scenery with a range of specialist shops, cafes, bars and restaurants, including the popular Orocco Pier. A Tesco supermarket is approximately 0.7 miles from Brewery Close.

South Queensferry has a historic harbour, Hawes Pier, Longcraig Pier and a marina at Port Edgar. Port Edgar Marina is renowned for its sailing facilities and water sports activities and is also home to the popular Scott's restaurant and bar and Down the Hatch Canadian diner.

The town is extremely well-connected, with easy access to both the Queensferry Crossing to the North and the city-by-pass. Equally, the A90 is within close proximity, providing road access to central Edinburgh. The city fulfils all the cultural, educational, shopping, and professional expectations of Scotland's Capital.

The commuter train station in Dalmeny offers regular rail services, North and Southbound, on the East Coast line with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the city is equally convenient, with services to central St Andrews Square station in approximately 40 minutes. Edinburgh International Airport is a mere 5.9 miles from the apartment and provides regular access to London, and flights to over 150 other destinations worldwide including long haul routes to the US, Canada, and Asia.



Perfect for families, the apartment lies within the catchment area for Queensferry Primary School (about 0.2 miles) and St Margarets Primary School (about 0.5 miles) with Queensferry High School for Secondary School (around 0.6 miles).

Description

3/7 Brewery Close is a second floor apartment forming part of a well-established modern courtyard style development in the heart of South Queensferry. The property is accessed via the charming cobblestone pathway of Brewery Close through the landscaped communal garden to the main door of the development.

The apartment opens to a hallway which leads to a bright study/reception area. Double doors open to the dual-aspect, open-plan living dining kitchen room. The kitchen area enjoys views to the west and is fitted with both floor and wall units. Electrical appliances include a Whirlpool electric oven, a 4-ring gas hob with an extractor fan, a built-in fridge freezer and a washing/drying machine with the gas boiler housed in the wall unit.

The principal double bedroom features an easterly view and includes an en-suite shower cabinet with wash hand basin and WC. There is a further double bedroom that offers views to the west. The bright family bathroom is equipped with a bath, wash hand basin, WC and heated towel rail.

The property benefits from gas central heating and is double-glazed. Additionally, the property enjoys a landscaped communal garden to the front and includes allocated private parking.

There is bicycle storage in the shared garage to the south of the building. Appointed Factors cover the maintenance of the communal garden, cleaning, lighting of the communal stairwell and building insurance through a modest annual fee. Further details can be provided upon request.

This apartment would appeal to a wide range of buyers such as professionals, young families or holiday/buy to let investors.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains electricity, mains water supply, mains drainage and mains gas supplying the gas-fired boiler for central heating.





Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property postcode is EH30 9LN.

What Three Words:

Search ///prone.prancing.circus

EPC

Band C.

Local Authority:

City Of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.

Council Tax Band:

Band D.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

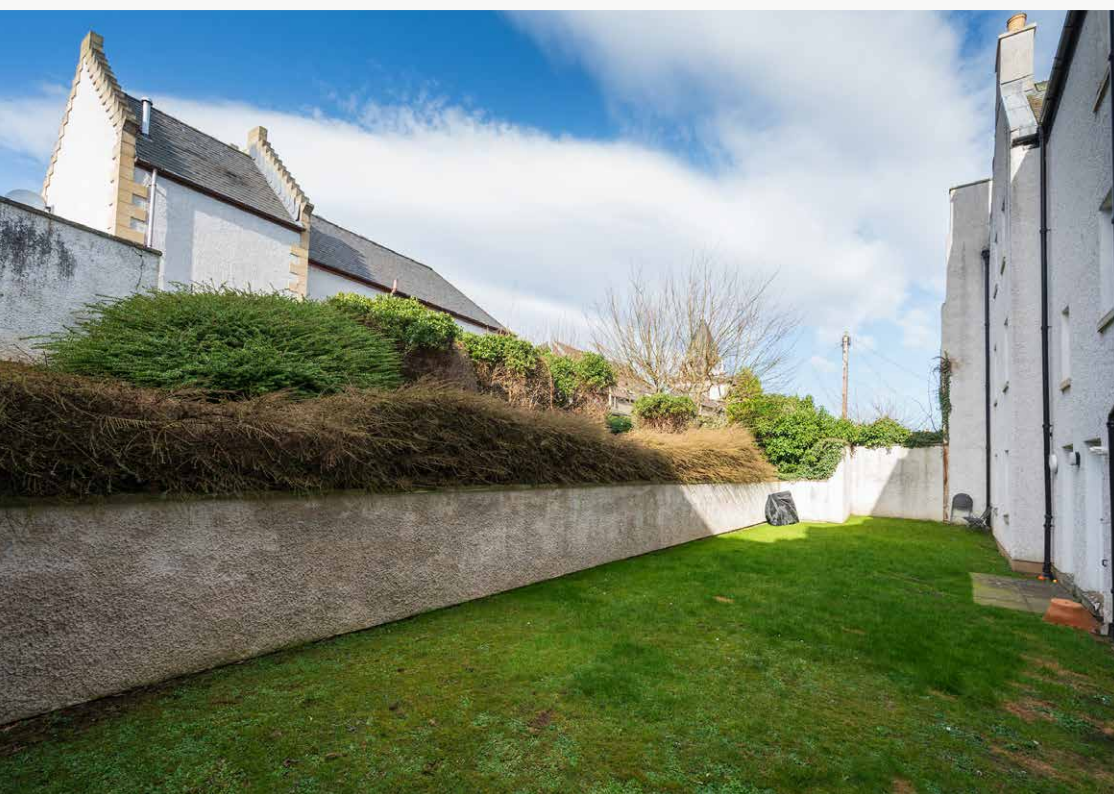
Home Report:

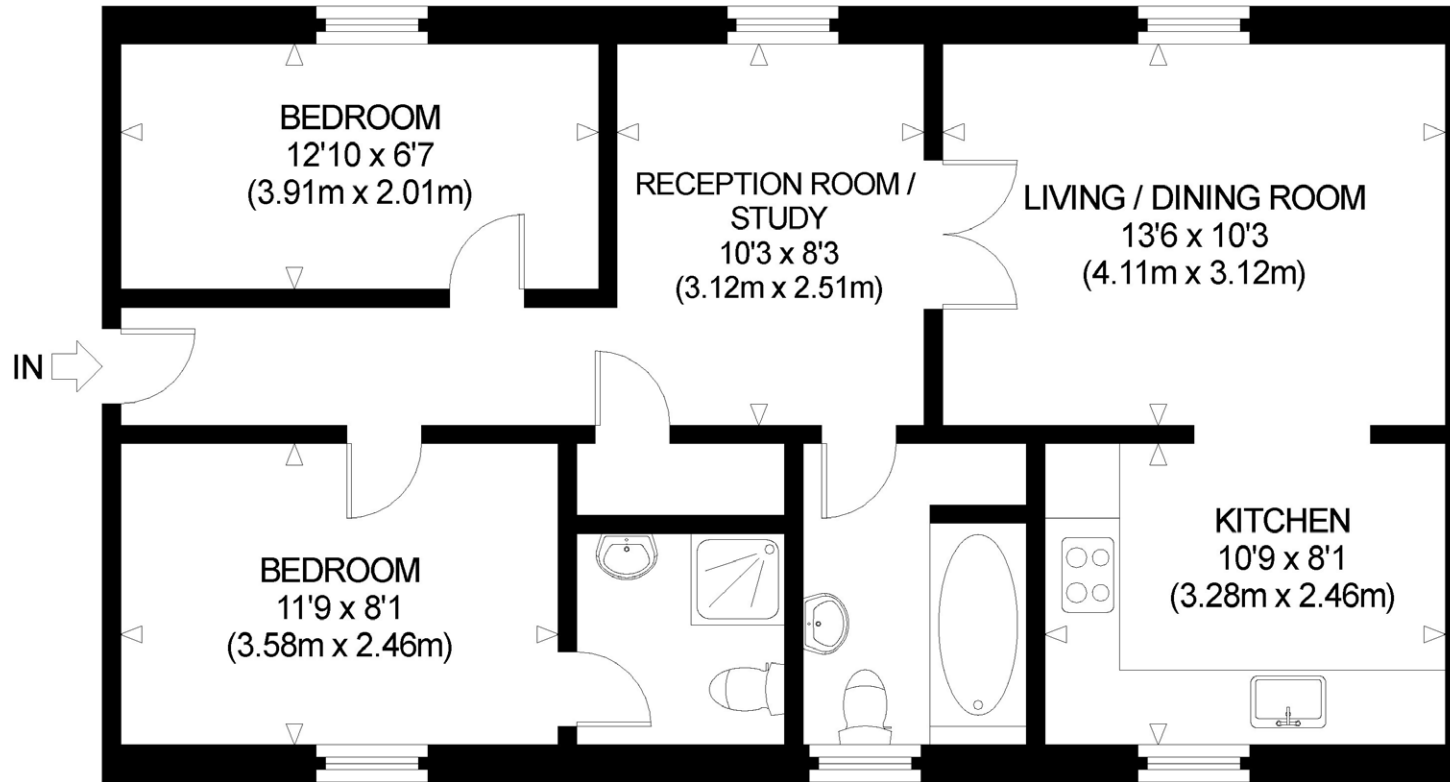
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

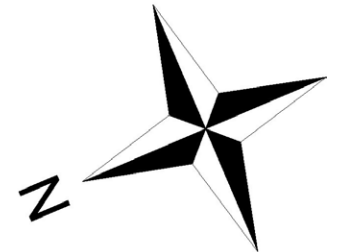
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT / 62.3 SQ M



BREWERY CLOSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 62.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

Offers:

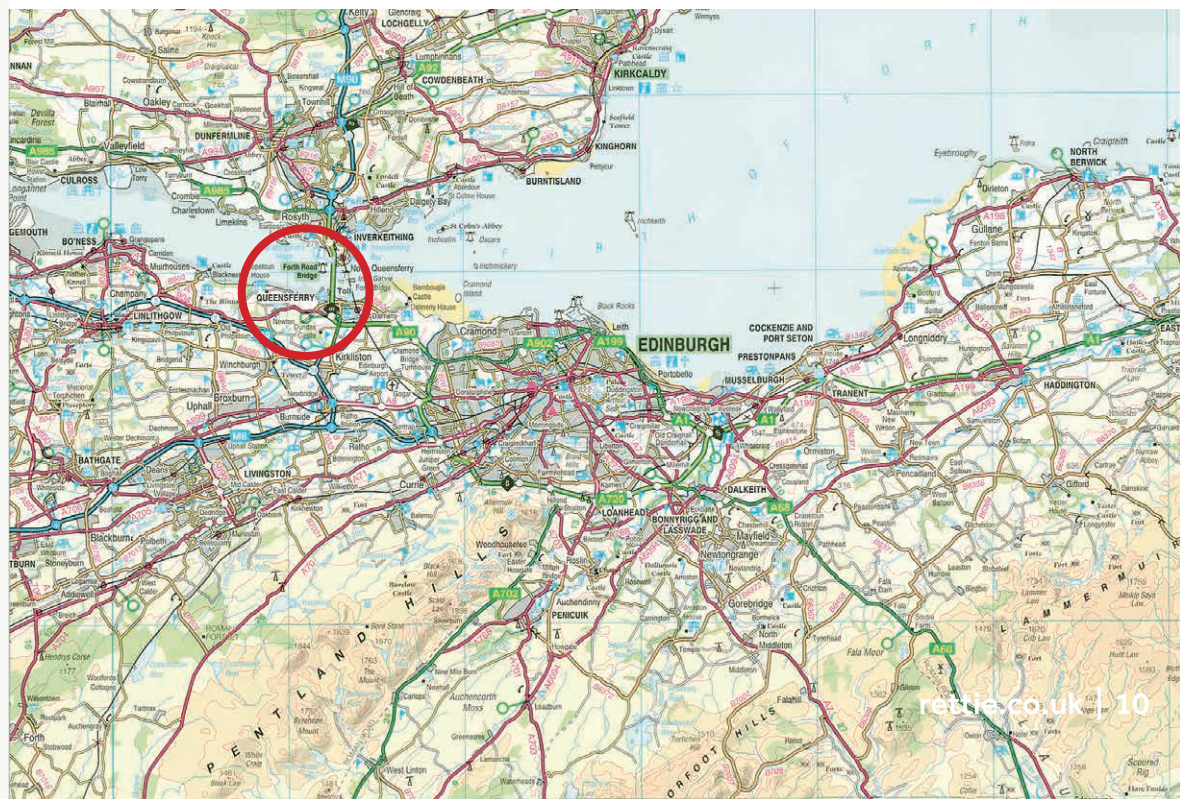
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

