



34 Briggers Brae

South Queensferry

Fixed Price **£265,000**



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Built by Taylor Wimpey in 2022 to their ever-popular Andrew design, this beautifully presented two-bedroom home offers an ideal balance of modern style, comfort and practicality. Set within a desirable new-build community in South Queensferry, the property has been finished to an exceptional standard, with elegant décor and thoughtful touches throughout.

A bright and welcoming hallway sets the tone for the home, with soft neutral décor, warm wood-effect flooring and space for a console table adds a touch of sophistication. The entrance also provides access to a convenient cloakroom under the stairs and the stylish downstairs WC, finished in calming sage tones with feature botanical wallpaper and contemporary accessories, creating a stylish and inviting space for guests.

To the left of the hallway, the modern kitchen enjoys a pleasant outlook over the front of the property. This contemporary space is fitted with sleek light-grey wooden effect cabinetry, generous worktop surfaces and integrated appliances, including a fridge freezer, washing machine, dishwasher, oven and four point gas hob, complemented by understated chrome handles and modern lighting. It's a functional and beautifully presented kitchen that blends seamlessly with the home's overall aesthetic.

The hallway leads through to a bright and spacious lounge positioned at the rear of the house. This room forms the true heart of the home, a relaxing and stylish retreat, decorated in soothing neutral shades and featuring elegant wall panelling, a large statement modern light fittings and french doors, open directly onto the low maintenance garden with artificial grass and patio, area, flooding the room with natural light and creating a lovely connection between indoor and outdoor living. The space is perfect for entertaining or simply unwinding at the end of the day.



Upstairs, a soft neutral carpeted staircase leads to a bright landing and two well-proportioned bedrooms. The principal bedroom is tastefully styled in warm neutral tones with coordinating soft furnishings, golden accents and dual mirrors behind the bedside tables, creating a calm and inviting sanctuary. This room enjoys peaceful views over the property's rear garden and has an abundance of storage from the large wardrobes. The second bedroom offers flexible space for family, guests or home working, with plenty of space to accommodate a double bed with extra furnishings. The family bathroom completes the floor and is beautifully designed with stone-effect tiling, contemporary fittings and thoughtful finishing touches such as floating shelves and sleek white cabinetry, ensuring both style and practicality.

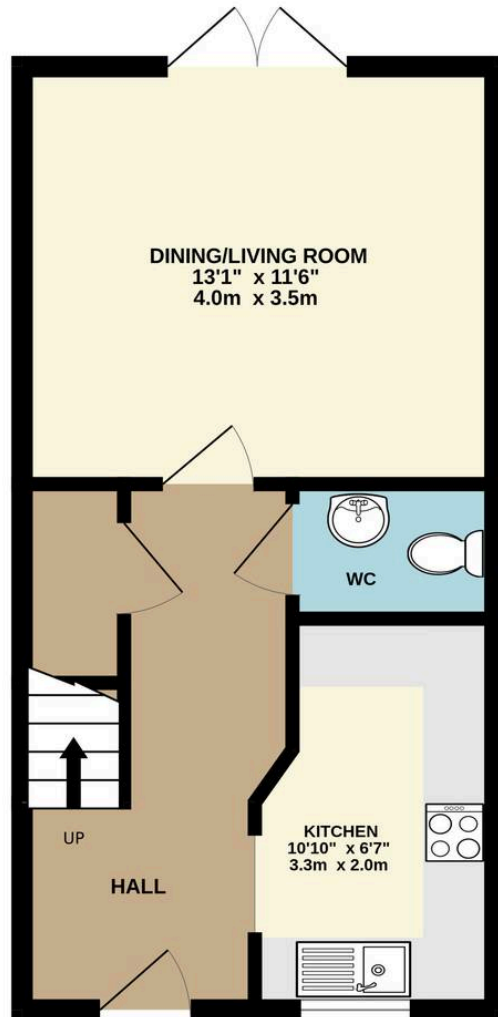
Located within a sought-after modern development in South Queensferry, this home enjoys excellent access to a wealth of local amenities. Queensferry Primary School and Queensferry Community High School are both within easy reach, while the nearby South Queensferry Train Station provides quick and convenient links into Edinburgh Waverley. The A90 and M90 road networks make commuting throughout the central belt effortless. The charming town centre, with its boutique shops, cafés and stunning waterfront views of the Forth Bridges, is just a short distance away, offering a wonderful lifestyle balance of community, convenience and coastal beauty.



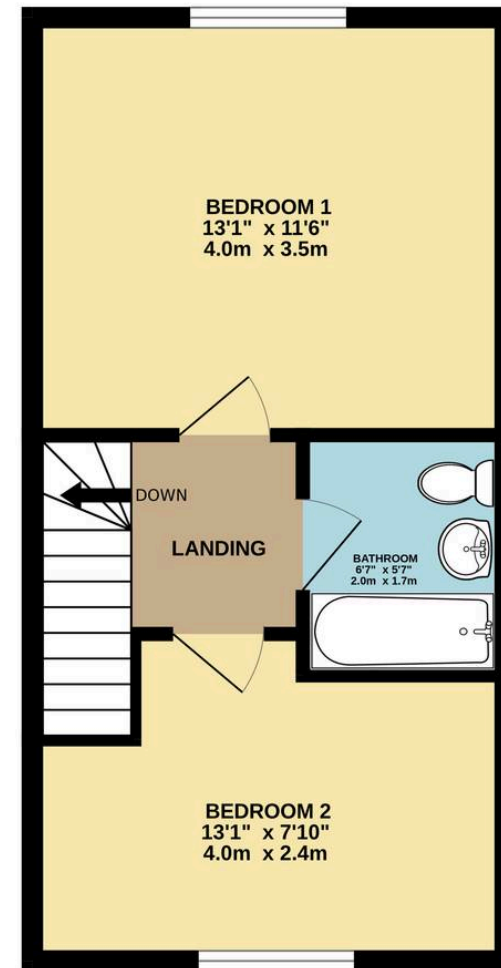
Briggs Brae represents an exceptional opportunity to acquire a stylish, move-in-ready home that combines all the benefits of a recent Taylor Wimpey build with the warmth and personality of a thoughtfully decorated family residence. Viewing is highly recommended to appreciate the quality and flow of this beautiful property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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