



3 Carlowrie Avenue
Dalmeny, South Queensferry, EH30 9TY

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Lounge/Dining Room
- Breakfast Kitchen
- Three Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to front & Rear
- Driveway
- Large Attic Space
- Electric Charging Point
- EPC Rating- C



Enjoying a peaceful setting in the charming village of Dalmeny on the outskirts of South Queensferry is this stylishly presented semi-detached villa.

The house offers excellent transport links, making it perfect for both working from home and easy access to the City Centre. There is a local primary school and nursery in the village with amenities available in South Queensferry a short drive away. Dalmeny Railway Station is a short walk providing quick and easy access to the North and South with a public transport service passing through the village travelling to Edinburgh City Centre. A scenic cycle route through Dalmeny village leads directly into the City Centre, ideal for commuters who enjoy cycling.

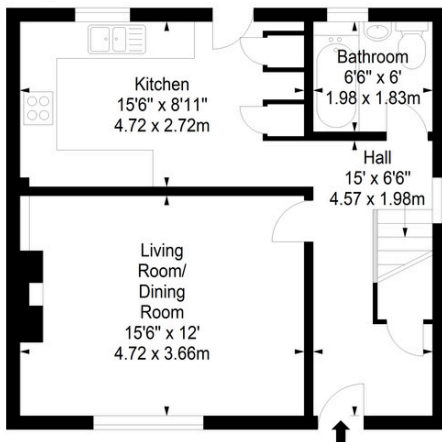
In immaculate condition the accommodation which is in move-in condition would make an excellent purchase for the young family or professionals and comprises; welcoming entrance hallway, beautifully presented south facing lounge/dining room with open aspect, stylish well laid out breakfast kitchen with door to the rear garden, partially tiled modern bathroom with shower over, upstairs leads to three attractive double bedrooms all with built-in storage. There is a well maintained south facing private garden to the front and with an enclosed sun trap deck to the rear. A driveway provides off-street parking which benefits from an electric car charging point. Further benefits include large attic space which could be converted providing the relevant permissions are obtained, gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, oven, hob, hood, fridge freezer and dishwasher. The appliances included are sold as seen with no warranty provided.



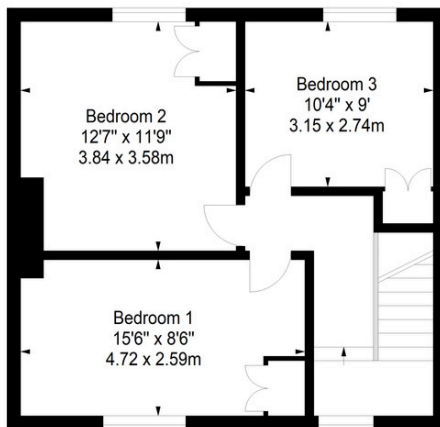
**Carlowrie Avenue,
Dalmeny,
South Queensferry,
Midlothian, EH30 9TY**



Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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