



10 Briggers Wynd  
South Queensferry EH30 9DS

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED HOUSE

- Living Room
- Family Room
- Kitchen/Dining Room
- Utility
- Four Double Bedrooms (Two En-Suites)
- Bathroom
- Private Front & Rear Gardens
- Driveway & Double Garage
- Double Glazing & GCH
- EPC Rating - B

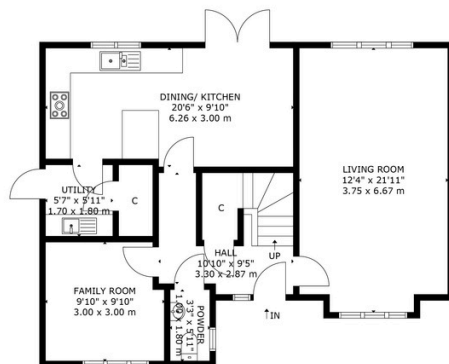
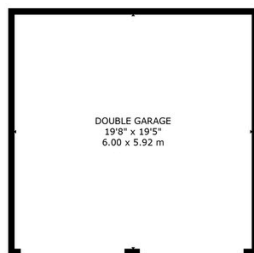




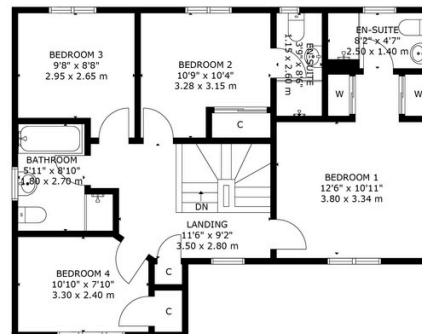
This immaculately presented detached house with extensive private gardens forms part of a modern residential development in the sought after picturesque seaside town of South Queensferry. The property is within easy reach of good amenities, reputable primary and secondary schooling with Dalmeny Railway Station and the Queensferry Crossing close by providing quick and easy access to the North and South. In move-in condition, the spacious and flexible accommodation would make a lovely family home. The ground floor comprises; generous, dual aspect living room, family room, stylish open-plan kitchen/dining room with patio doors to the rear garden, utility room and W.C. There are four well-proportioned double bedrooms on the first floor, two with en-suite shower rooms and a separate, family bathroom. There is a neatly maintained, private garden to the rear and further private garden to the front. A large driveway and double garage provide convenient off-street parking for multiple cars. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher. All included appliances are sold as seen with no warranty provided.







GROUND FLOOR



FIRST FLOOR

10 BRIGGERS WYND SOUTH QUEENSFERRY EH30 9DS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,537 SQ FT / 143 SQ M  
GARAGE 382 SQ FT / 36 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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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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