



**93 South Scotstoun
South Queensferry, EH30 9YE**

Deans 
Solicitors & Estate Agents LLP



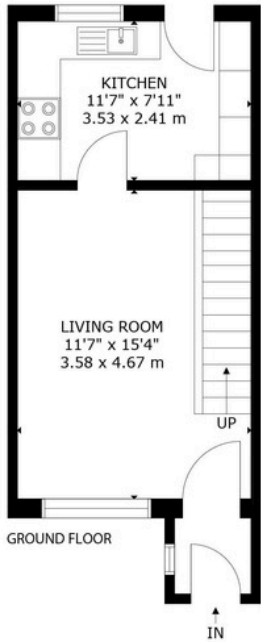
MID TERRACED VILLA

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- EPC Rating- C



Forming part of an established modern development, this attractive mid terraced villa is located within the picturesque town of South Queensferry. The property is close to a variety of amenities including a Tesco Supermarket, doctor and dentist surgeries with Dalmeny Railway Station and the Queensferry Crossing within easy reach. In move-in condition, the property would make an ideal purchase for the young professionals and comprises; entrance vestibule, lovely living room with open plan staircase, modern well laid out kitchen with door to the rear garden, upstairs leads to two delightful double bedrooms/one with built-in wardrobes and contemporary fully tiled bathroom with shower. There is a mono-block driveway to the front providing off-street parking and a fully enclosed rear garden with paved patio and summer house. Benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the oven, hob and hood. All appliances are sold as seen with no warranty provided.





93 SOUTH SCOTSTOUN, SOUTH QUEENSFERRY EH30 9YE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 568 SQ FT / 53 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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