



40 Stoneyflatts Park
South Queensferry, EH30 9YL

Deans 
Solicitors & Estate Agents LLP

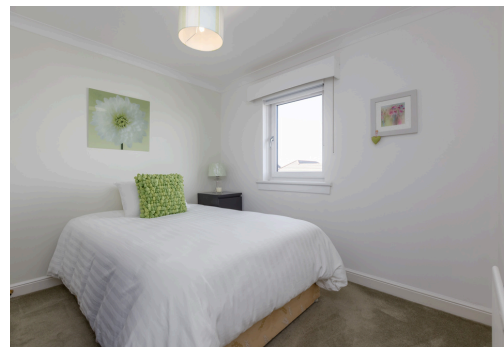


SEMI-DETACHED VILLA

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Mono- Block Driveway
- EPC Rating – C



This beautifully presented semi-detached villa is situated in a quiet cul-de-sac within an established modern development in the picturesque seaside town of South Queensferry. Ideally located, the property is within walking distance of the charming High Street with its array of bars and restaurants, and close to a range of local amenities, schools, Dalmeny Railway Station, and the Queensferry Crossing. Well-presented and in move-in condition, the accommodation comprises; welcoming entrance hallway, spacious, south-facing sitting room with double doors opening into the dining room, and a stylish, well-appointed kitchen with direct access to the rear garden. Upstairs, there are three delightful bedrooms and a contemporary bathroom with shower over bath. The home boasts a private front garden and a fully enclosed, well-maintained rear garden featuring decked patio areas—perfect for outdoor entertaining. Additional benefits include full double glazing, gas central heating, and a mono-block driveway offering off-street parking. Included in the sale are fitted carpets and floor coverings, along with the oven, hob, and hood. All included appliances are sold as seen, with no warranty provided.



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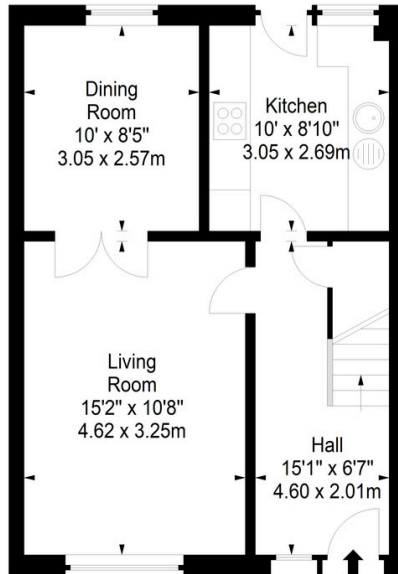


Approx. Gross Internal Area

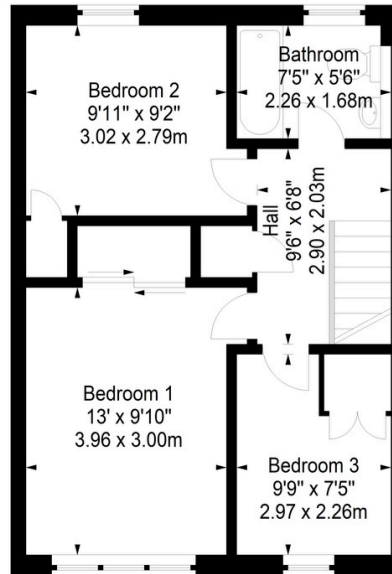
915 Sq Ft - 85.00 Sq M

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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