



5 Primrose Gardens
South Queensferry, EH30 9QQ

deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- On-Street Parking
- EPC Rating - C



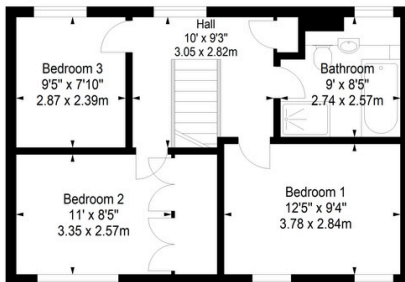
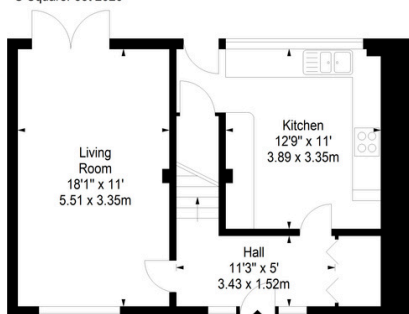
Forming part of a quiet cul-de-sac, this spacious, light and airy mid terraced villa is located within the sought after town of South Queensferry. Situated close to a variety of amenities including reputable schools at primary and secondary level and walking distance of Dalmeny Railway Station. A good public transport service is available travelling to Edinburgh City Centre, Airport and the Gyle Shopping Centre. An ideal purchase for the young professionals/family the accommodation comprises; welcoming entrance hallway with good storage, dual aspect sitting/dining room with French doors to rear garden, modern well laid out kitchen, three good sized double bedrooms and bathroom with three piece white suite and separate shower enclosure. There are private gardens to the front and rear of the property along with on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



**Primrose Gardens,
South Queensferry,
Midlothian, EH30 9QQ**



Approx. Gross Internal Area
967 Sq Ft - 89.83 Sq M
For identification only. Not to scale.
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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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