



Deans Properties

Deans Solicitors and Estate Agents LLP



6 Mid Terrace
SOUTH QUEENSFERRY, EH30 9LH



MID TERRACED HOUSE

- Sitting/Dining Room
- Breakfast Kitchen
- Utility Room
- Five Bedrooms
- En-Suite Shower Room & Sauna
- Family Bathroom
- Gas Central Heating
- Large Private Rear Garden
- Garage
- Studio
- EPC Band - D



An excellent opportunity has arisen to purchase this rarely available and unique traditional extended mid terraced townhouse situated within the desirable picturesque seaside town of South Queensferry. Located on the High Street, the property is close to many excellent restaurants, bars and boutique shops with further amenities a short distance from the property. Dalmeny Railway Station and the Queensferry Crossing are close by providing quick and easy access to Edinburgh and the North. In move-in condition, the deceptively spacious accommodation which is laid out over four levels merits internal viewing to be fully appreciated. Ground Floor: Welcoming entrance hallway, double bedroom with en-suite shower room and sauna. First Floor: lovely, well-proportioned south facing sitting/dining room with patio doors to the rear garden, fitted breakfasting kitchen with utility room, modern bathroom and WC apartment. 2nd Floor: Two delightful double bedrooms. 3rd Floor: further double bedroom and bedroom/office both providing views over the Firth of Forth. A feature of this property has to be the established and extensive rear garden with hot tub, raised decked patio area and studio which would make an ideal home office. There is also the benefit of a single garage and gas central heating. The appliances included are sold as seen with no warranty provided.







6 MID TERRACE, SOUTH QUEENSFERRY, EH30 9LH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,978 SQ FT / 184 SQ M
 GARAGE 211 SQ FT / 20 SQ M / STUDIO 127 SQ FT / 12 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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