



Deans Properties

Deans Solicitors and Estate Agents LLP



10 Inchgarvie Park

South Queensferry, EH30 9RN



MAIN DOOR UPPER VILLA

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- On-Street Parking
- EPC Band - D



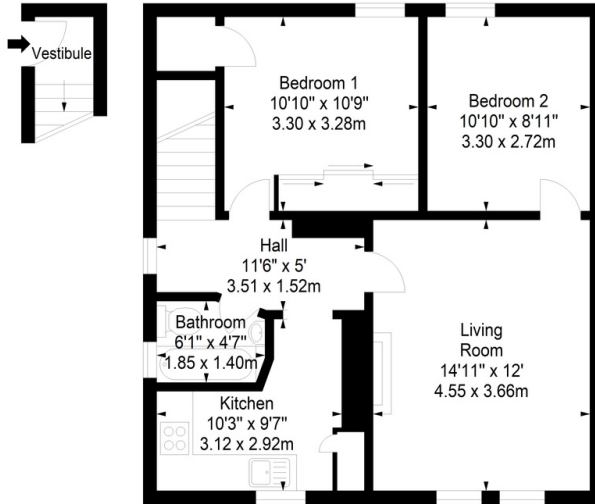
Forming part of a residential area that is popular with first time buyers and young families, this light and airy main door upper villa is located within the picturesque seaside town of South Queensferry. The property is within easy reach of good amenities, the Queensferry Crossing providing quick and easy access to the North and motorway networks. The well-proportioned accommodation would make an ideal first purchase and comprises: entrance stairs to upper hall, south facing sitting room with twin windows and feature fireplace, modern kitchen, two double bedrooms and bathroom. There is a private section of garden ground located to the rear with free on-street parking. The property benefits from gas central heating and double glazing. Included in the sale is fitted carpets & floor coverings, oven, and fridge- freezer. The appliances included are sold as seen with no warranty provided



**Inchgarvie Park,
South Queensferry, EH30 9RN**



Approx. Gross Internal Area
650 Sq Ft - 60.39 Sq M
For identification only. Not to scale.
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Ground
Floor
Entrance

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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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk