



Deans Properties

Deans Solicitors and Estate Agents LLP



**10 Carlowrie Avenue
Dalmeny, EH30 9TY**



END-TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



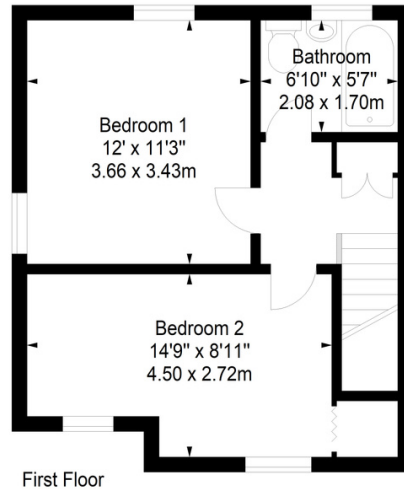
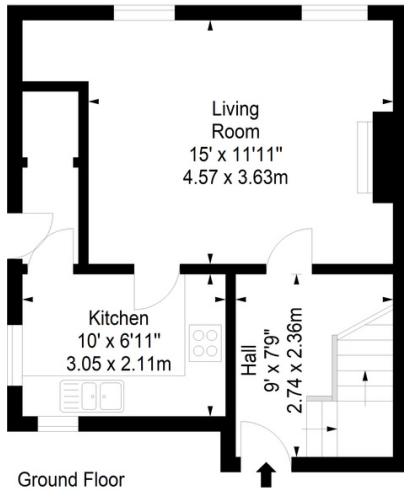
This generously proportioned end terraced house forms part of a quiet cul-de-sac in the popular village of Dalmeny, close to convenient public transport links by bus or rail. Nearby South Queensferry offers a range of amenities including shops, cafes, bars and restaurants. The accommodation comprises; bright living room, separate kitchen, two good-sized double bedrooms and bathroom. There is a south-east facing garden to the rear and a further garden to the front which could be converted for parking, subject to obtaining local authority permission and consents. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



Carlowrie Avenue,
Dalmeny,
South Queensferry,
Midlothian, EH30 9TY



Approx. Gross Internal Area
750 Sq Ft - 69.68 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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