



Deans Properties

Deans Solicitors and Estate Agents LLP



10/3 Echline Rigg
South Queensferry, EH30 9XN



GROUND FLOOR STUDIO FLAT

- Studio/Living Room
- Kitchen
- Bathroom
- Residents' Carpark
- Double Glazing
- EPC Rating - E



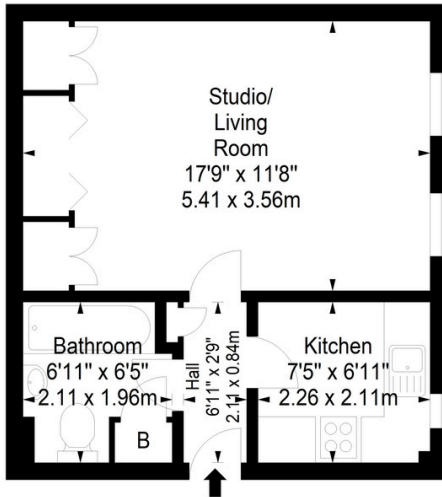
This well-presented ground floor studio flat forms part of an established, modern development in the picturesque seaside town of South Queensferry, close to a variety of convenient amenities and public transport links by bus and rail. The accommodation comprises; generous studio/living room with foldaway bed and storage cupboards, separate kitchen and bathroom with shower over bath. The property sits in neatly maintained grounds and benefits from a residents' carpark. The property is fully double glazed and has an electric heating system. Included in the sale are fitted carpets and floor coverings, cooker, fridge-freezer, washing machine, bed, sofa and armchair. The appliances included are sold as seen with no warranty provided.



**Echline Rigg,
South Queensferry,
Midlothian, EH30 9XN**



Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground 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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