



Deans Properties

Deans Solicitors and Estate Agents LLP



1 Springfield Road
South Queensferry, EH30 9SA



END TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Conservatory
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating - C



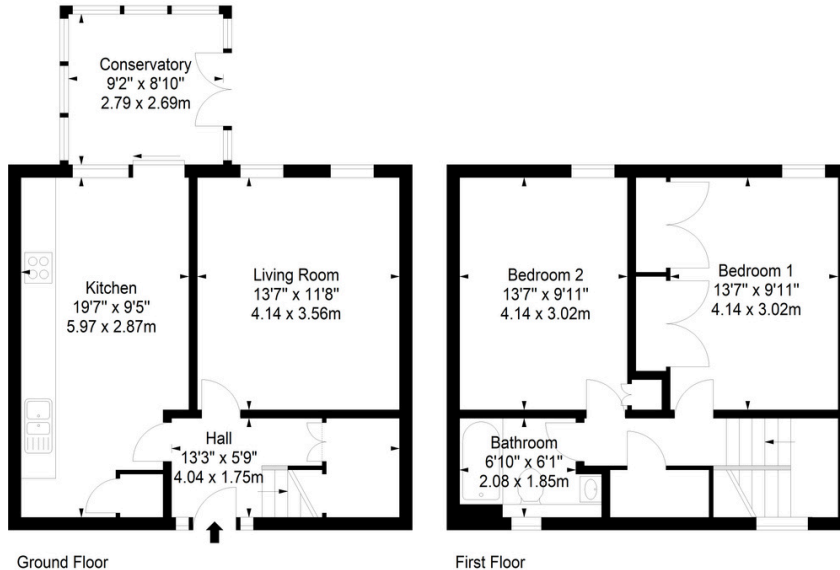
This immaculately presented end-terraced house with recently renovated, south-facing rear garden is located in the coastal town of South Queensferry. The property is close to a variety of local amenities and a selection of popular cafes, bars, restaurants and independent shops on the historic High Street. There are convenient public transport links via bus and train and the motorway network is easily accessible. The accommodation comprises; well-proportioned living room, stylish dining kitchen opening to sunny conservatory, two double bedrooms and newly fitted bathroom. There is a well-maintained private garden to the rear and further garden area and driveway to the front. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



Springfield Road,
South Queensferry,
Midlothian, EH30 9SA



Approx. Gross Internal Area
955 Sq Ft - 88.72 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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