



Deans Properties

Deans Solicitors and Estate Agents LLP



**Forthview West, Dalmeny
South Queensferry, EH30 9JR**



SEMI-DETACHED HOUSE

- Drawing Room
- Dining Room
- Kitchen
- Garden Room
- Utility & WC
- Study/Bedroom
- Five Bedrooms
- Bathroom
- Gas Central Heating
- Extensive Garden Grounds
- Driveway & Garage
- EPC Rating - E



A fantastic opportunity has arisen to purchase this rarely available and substantial semi-detached, traditional villa (Circa 1890) situated within the highly sought after picturesque town of South Queensferry. The accommodation which now requires upgrading and modernisation retains many original features and has excellent potential to create a wonderful family home. A unique feature of this property is the extensive garden grounds, approximately $\frac{3}{4}$ acre. Extremely well-located for easy access to Queensferry Crossing, M90 and the city bypass. In addition, the train station of Dalmeny is a stone's throw from the property, which offers regular services to Edinburgh, its airport and Fife.

Ground Floor: Entrance vestibule leading to elegant hallway with wooden staircase leading to the upper floor, generously proportioned drawing room with feature fireplace and ornate cornice work, dining room, dining kitchen, study/bedroom 6, garden room and utility/WC. **Upper Floor:** Delightful master bedroom with feature fireplace, four further double bedrooms and family bathroom. The property has gas central heating. Included in the sale are the fitted carpet and floor coverings, curtains, AGA cooker (providing all hot water), fridge, freezer, washing machine, dishwasher and lightshades. All appliances and boiler are sold as seen with no warranty provided.





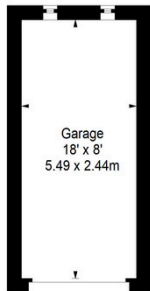
**Forthview West,
Dalmeny,
South Queensferry,
Midlothian, EH30 9JR**



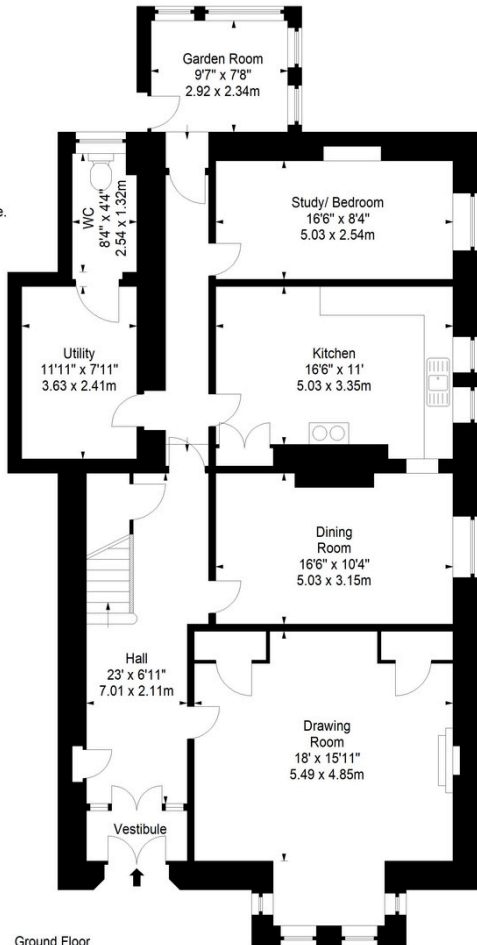
Approx. Gross Internal Area
2736 Sq Ft - 254.17 Sq M
Garage

Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M

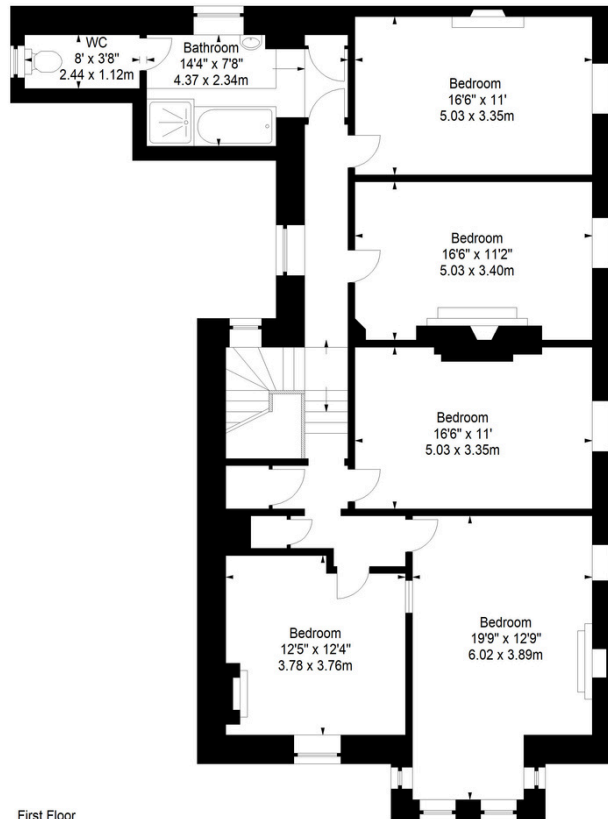
For identification only. Not to scale.
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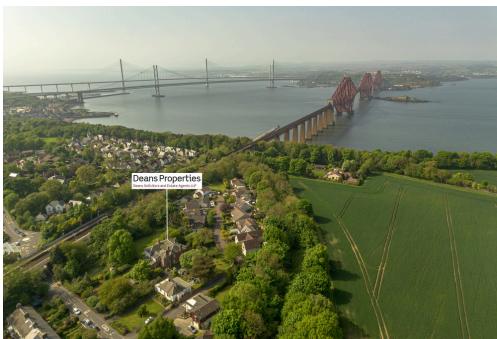
Ground Floor



Ground Floor



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