



Deans Properties

Deans Solicitors and Estate Agents LLP



5 The Glebe
Dalmeny, EH30 9TX



SEMI-DETACHED HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Study/Nursery
- Shower Room
- Private Front & Rear Gardens
- Double Driveway
- Double Glazing & GCH
- EPC Rating - D



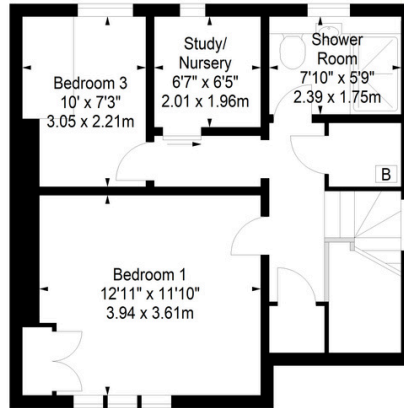
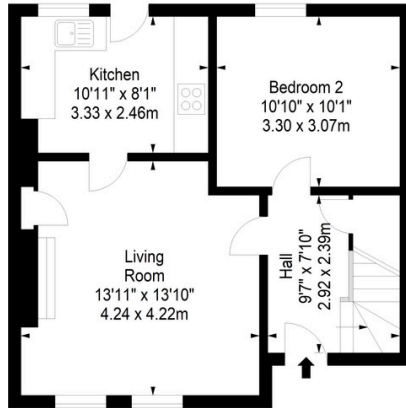
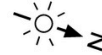
This well-presented semi-detached house is located in the popular village of Dalmeny, close to convenient public transport links by bus or rail. Nearby South Queensferry offers a range of amenities including shops, cafes, bars and restaurants. The accommodation comprises; spacious living room, modern kitchen, three good-sized bedrooms, study/nursery and stylish shower room. There are large, neatly maintained private gardens to the front, side and rear. A double driveway gives ample off-street parking. 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, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



**The Glebe,
Dalmeny,
South Queensferry, EH30 9TX**



Approx. Gross Internal Area
948 Sq Ft - 88.07 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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