



Deans Properties

Deans Solicitors and Estate Agents LLP



12 Branders Place
South Queensferry, EH30 9AQ



END TERRACED VILLA

- Sitting Room
- Kitchen Dining
- Ground Floor WC
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Off Street Private Parking
- EPC Rating- B



Forming part of a modern development, this lovely, light and airy end terraced villa is situated within the sought after picturesque town of South Queensferry. The house sits within a friendly welcoming community, in easy walking distance to Dalmeny train station as well as both primary and secondary schools. The local area incorporates a wide variety of facilities, including a Tesco supermarket, Leisure centre, choice of restaurants, shops, cycle and walking paths. The train station is approximately 20 minutes to Edinburgh or has connections north to Fife and beyond. There is also easy access by car to Edinburgh, the M8 and the Queensferry Crossing offering the perfect setting for a professional couple/young family or people wanting to experience a calmer pace of life but still within commuting distance to Edinburgh, Glasgow and the north. The property comprises; welcoming entrance hallway with ground floor WC, attractive sitting room, stylish kitchen dining with French doors to the rear garden. Upstairs leads to a delightful master bedroom with en-suite shower room, two further bedrooms and modern bathroom with separate shower enclosure. There is private garden space to the front and rear, the rear garden being fully enclosed, mainly laid to lawn with small paved patio area. There is a private residents parking court with 2 No allocated spaces and front driveway which incorporates an electric car charger. The property benefits from gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.

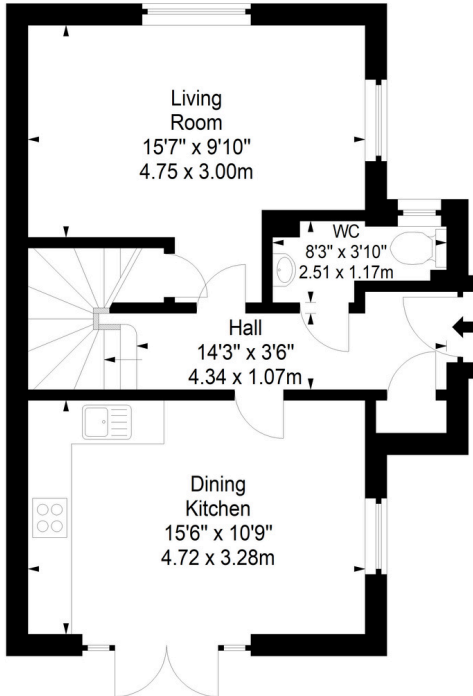




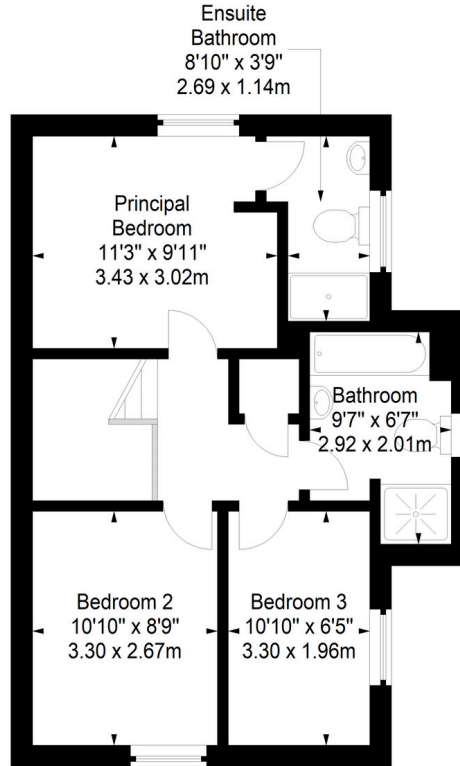
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Approx. Gross Internal Area
89 Sq M
For identification only. Not to scale.
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Ground Floor



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