



12 Bankhead Grove
South Queensferry, EH30 9JZ

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

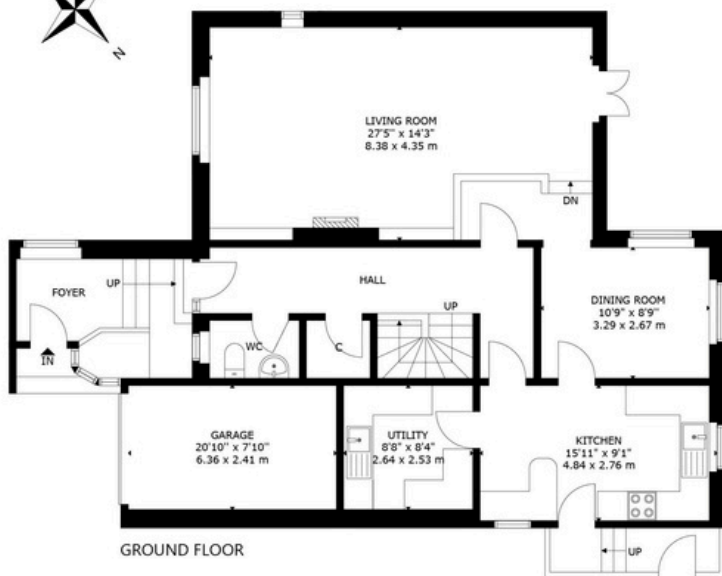
- Sitting Room
- Dining Room
- Dining Kitchen
- Utility Room
- Four Double Bedrooms
- En-Suite Bathroom
- Shower Room & WC Apartment
- Gas Central Heating & Double Glazing
- Garage, Carport & Driveway
- EPC Rating – D



An excellent opportunity has arisen to purchase this rarely available, substantial detached villa forming part of a quiet cul-de-sac setting in the picturesque seaside town of South Queensferry. The property is within walking distance of Dalmeny Railway Station providing quick and easy access to the North and South, reputable primary and secondary schooling and easy reach of good amenities. The accommodation which now requires some upgrading and modernisation would make an ideal family home and comprises; porch, welcoming entrance hallway, WC apartment, generously proportioned sitting room with feature fireplace and brick effect wall and french doors to the garden, dining room leading to the modern dining kitchen and utility room. Upstairs leads to a large master bedroom with en-suite bathroom and balcony, three further good-sized double bedrooms and stylish shower room. The property is surrounded by well maintained, established private garden grounds, carport with single garage and driveway. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided.







12 BANKHEAD GROVE, SOUTH QUEENSFERRY, EH30 9JZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,946 SQ FT / 181 SQ M
GARAGE 116 SQ FT / 11 SQ M, BALCONY: 124 SQ FT / 11 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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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