



Deans Properties

Deans Solicitors and Estate Agents LLP



**14 Stoneyflatts,
South Queensferry, EH30 9XT**



MID-TERRACED VILLA

- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Private Front & Rear Garden
- Single Lock-up Garage
- Double Glazed & Gas Central Heating
- EPC Rating – C



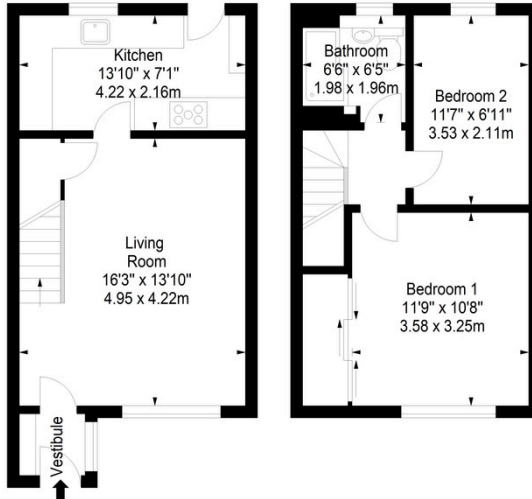
Forming part of an established modern development, this attractive mid terraced villa with single lock-up garage is situated within the sought after picturesque seaside town of South Queensferry. The property is close to a variety of amenities including a Tesco Supermarket with Echline Primary School within walking distance. The Queensferry Crossing and Dalmeny Railway Station are within easy reach providing quick and easy access to North and South In move-in condition the accommodation would make an ideal purchase for the professional person/couple. Entrance vestibule, lovely, well-proportioned lounge with open plan staircase, stylish well laid out kitchen with door to the rear garden, two delightful good-sized bedrooms and modern bathroom with shower over bath. There are private gardens to the front with well-maintained south facing rear garden along with a single lock-up garage. The property benefits from gas central heating and double glazing. All floor coverings and curtains will be included in the sale together with the oven/hob/hood, fridge-freezer, washing machine, dishwasher and light shades. The appliances included are sold as seen with no warranty provided



**Stoneyflatts,
South Queensferry,
Midlothian, EH30 9XT**



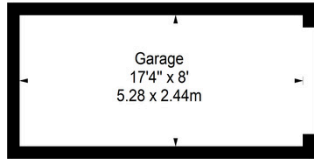
Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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.

Deans Properties

Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk