



Deans Properties

Deans Solicitors and Estate Agents LLP



13 Craw's Close
South Queensferry, EH30 9BE



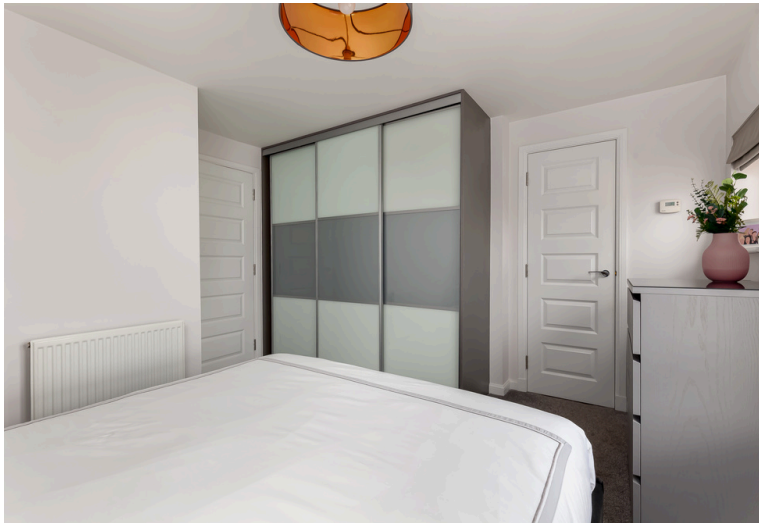
END TERRACED HOUSE

- Living Room/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- W.C/Utility
- Floored Attic
- Private Front & Rear Gardens
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C

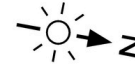


This immaculately presented end terraced house is located in a popular, modern development in the picturesque seaside town of South Queensferry, within walking distance of Dalmeny Train Station. South Queensferry offers a variety of local amenities and a selection of popular cafes, bars, restaurants and independent shops on the historic High Street. The accommodation on the ground floor comprises; spacious living room/dining room with patio doors opening to the rear garden, separate, modern kitchen, and W.C. with utility off. There are two generous double bedrooms with built-in storage space, a further bedroom and a recently upgraded family bathroom on the first floor. A floored attic gives additional storage space. A large, fully enclosed, south-west facing private garden lies to rear and a residents' carpark gives convenient, 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, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.

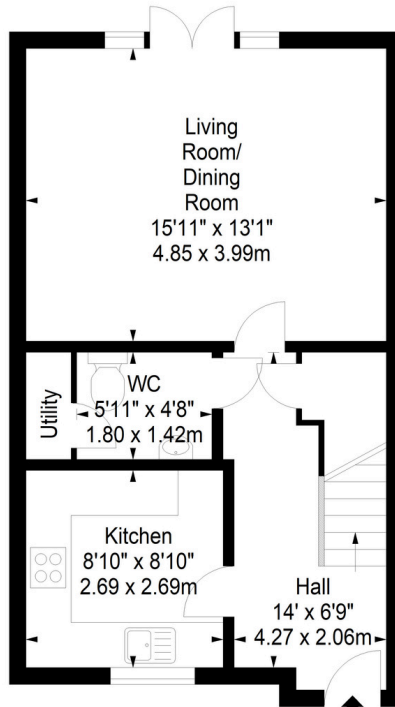




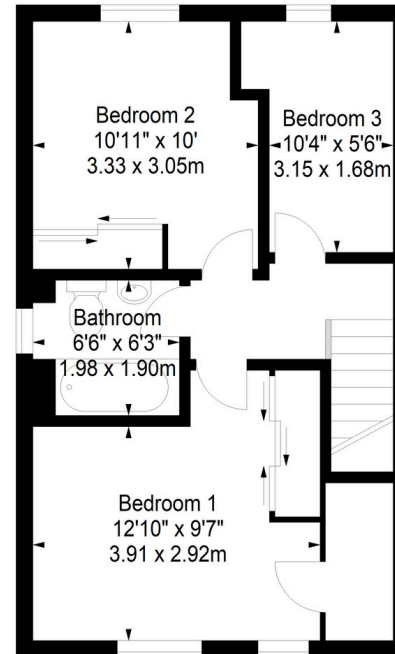
**Craws Close,
South Queensferry,
Midlothian, EH30 9BE**



Approx. Gross Internal Area
884 Sq Ft - 82.12 Sq M
For identification only. Not to scale.
© SquareFoot 2024



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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