



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**38 Station Road**  
**South Queensferry, EH30 9JX**



## SEMI-DEATCHED HOUSE

- Family Room
- Living Room/Dining Room/Kitchen
- Utility
- Four Double Bedrooms (Two En-Suite)
- Bathroom
- Separate W.C
- Private Front, Side & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C

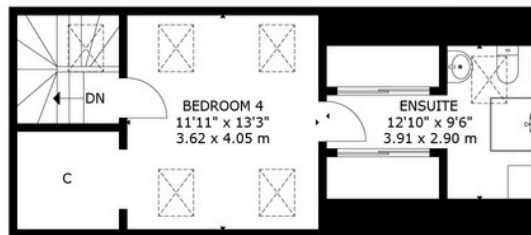
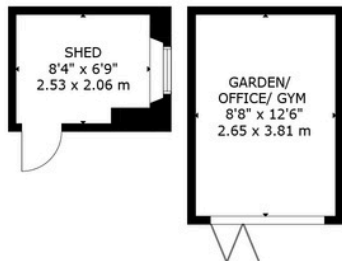


This impressive semi-detached house has been tastefully extended and finished to a high standard throughout. The property is located in the heart of the picturesque coastal town of South Queensferry and is within a short walking distance of Dalmeny train station, good local schooling and a variety of amenities including a selection of popular cafes, bars, restaurants, and independent shops on the historic High Street. The accommodation on the ground floor comprises; generous, dual aspect, open plan living room/kitchen/dining room with bi-fold doors opening to the south-facing rear garden, separate family room, utility and separate W.C. There are three well-proportioned bedrooms on the first floor, one with stylish en-suite and built-in wardrobes, and attractive family bathroom with large whirlpool bath with tile mirror/smart tv. The second floor offers a further double bedroom with en-suite shower room and excellent built-in storage space. There are extensive, easy-to-maintain gardens to the front, side and rear and a garden office/gym to the side. A large driveway to the front offers ample parking for multiple cars. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, custom fitted blinds, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades. All appliances included above are sold as seen with no warranty provided.

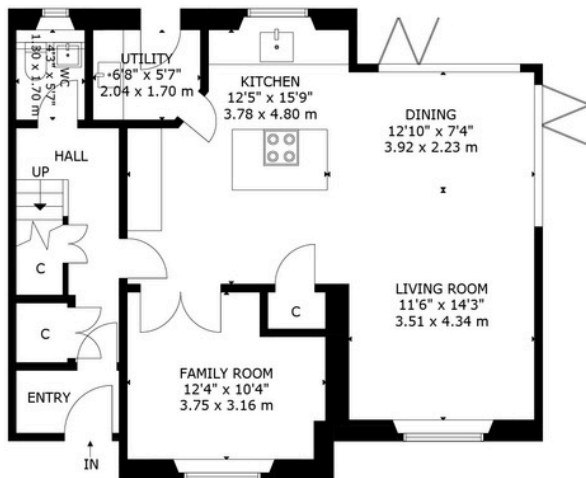




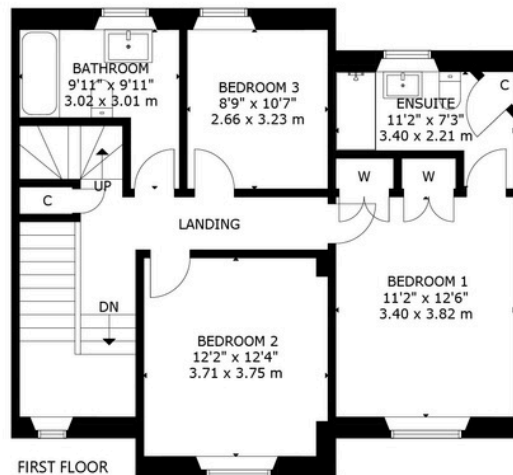




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

38 STATION ROAD, EH30 9JX  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,874 SQ FT / 175 SQ M  
SHED 56 SQ FT / 5 SQ M

GARDEN/ OFFICE/ GYM 109 SQ FT / 10 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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