



6 Springfield Lea
South Queensferry, EH30 9XD

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Two Double Bedrooms
- Box Room
- Bathroom
- Private Rear Garden
- Gas Central Heating &
- Double Glazing
- Off-Street Parking
- EPC Rating – D



Quietly located within a popular residential estate, this light and airy semi-detached villa is situated within the sought-after picturesque seaside town of South Queensferry. The property is within walking distance of reputable primary schooling and a short distance from the recently refurbished South Queensferry High School. The Queensferry Crossing and Dalmeny Railway Station are close by providing quick and easy access to Edinburgh and the North with a good bus service travelling to the City Centre and the Gyle Shopping Centre. There are a variety of amenities within easy reach along with Port Edgar Marina. The spacious accommodation which requires some redecoration comprises; welcoming entrance hallway with understairs storage and box room, lovely sitting room with feature fireplace and twin full-length windows providing excellent natural light, archway leads to the modern dining kitchen with patio doors to the rear garden, upstairs there are two good sized double bedrooms and bathroom with white suite and shower. There is a private enclosed garden to the rear with off-street parking available to the front of the property. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided. Some images have been virtually staged.





6 SPRINGFIELD LEA, SOUTH QUEENSFERRY, EH30 9XD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 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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