



Deans Properties

Deans Solicitors and Estate Agents LLP



Flat 2, 15 Dimma Park
South Queensferry, EH30 9AL



GROUND FLOOR FLAT

- Lounge Open Plan to Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Patio & Communal Garden Grounds
- Allocated Parking Space
- EPC Band – B



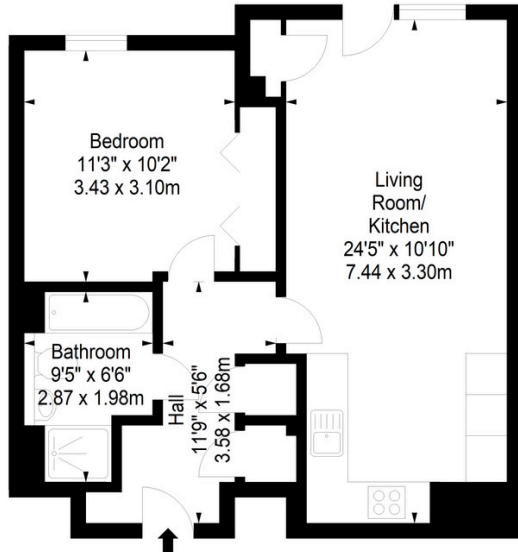
Forming part of an established select development built by Cala Homes, this stylish ground floor apartment is quietly located in the picturesque town of South Queensferry. The property is within walking distance of Dalmeny Railway Station with a variety of amenities close by, a bus stop on the doorstep providing access to Edinburgh City Centre and easy access to all major motorway networks. In move-in condition, the accommodation would make an ideal first purchase and comprises; Entrance by way of a secure entry phone system, welcoming entrance hallway, attractive lounge/open plan to the modern kitchen with ample space for dining table & chairs and door to small private patio, delightful double bedroom with built-in wardrobe and lovely bathroom with separate shower enclosure. The property benefits from gas central heating and double glazing along with a dedicated laundry cupboard and has ample storage. There are well maintained communal grounds with allocated parking space, visitors parking and a secure bike store. Included in the sale are fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer and dishwasher. The appliances included are sold as seen with no warranty provided.



**Dimma Park,
South Queensferry,
Midlothian, EH30 9AL**



Approx. Gross Internal Area
537 Sq Ft - 49.89 Sq M
For identification only. Not to scale.
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Ground 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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