



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**21 Inchgarvie Park,  
South Queensferry, EH30 9RN**



## GROUND FLOOR FLAT

- Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front and Rear
- Driveway
- Double Glazing & GCH
- EPC Rating - C



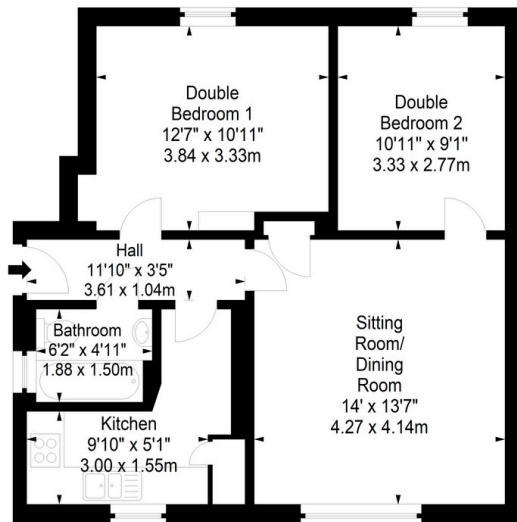
This generously proportioned lower villa is located within the picturesque town of South Queensferry, close to a variety of amenities including a selection of popular cafes, bars, restaurants, and independent shops on the historic High Street. There are excellent public transport links by bus and rail and the motorway network is also easily accessible. The accommodation comprises; spacious sitting room with space for table and chairs, separate kitchen, two good-sized, south-facing double bedrooms and bathroom. There are private gardens to the front and rear and a driveway provides convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included above are sold as seen with no warranty provided.



## Inchgarvie Park, EH30 9RN



Approx. Gross Internal Area  
619 Sq Ft - 57.51 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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