



26 Dundas Avenue
South Queensferry, EH30 9AQ

Deans 
Solicitors & Estate Agents LLP



END TERRACED COTTAGE

- Living Room/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – C



This well-proportioned end terrace house with views to the famous Forth Rail Bridge is located in the picturesque coastal town of South Queensferry, within walking distance of Dalmeny train station, good local schooling and a variety of local amenities including a selection of popular cafes, bars, restaurants, and independent shops on the historic High Street. The accommodation comprises; generous living room/dining room, separate kitchen, three good-sized double bedrooms and bathroom. There are private gardens to the front and rear and a driveway and garage give 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, cooker and lightshades. All appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area

978 Sq Ft - 90.86 Sq M

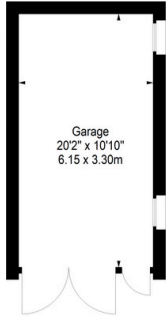
Garage

Approx. Gross Internal Area

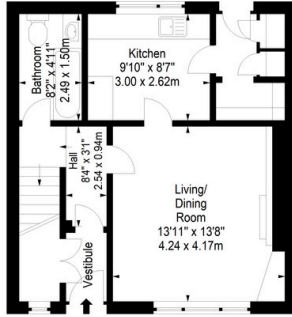
218 Sq Ft - 20.25 Sq M

For identification only. Not to scale.

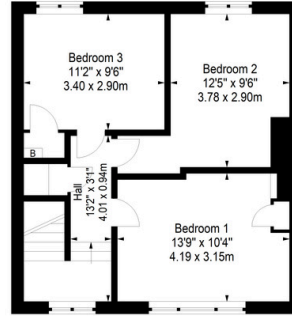
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Ground Floor



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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