



Flat 12, 2 Daybell Loan  
South Queensferry, EH30 9AP

**Deans**   
Solicitors & Estate Agents LLP



## TOP FLOOR FLAT

- Lounge Open Plan to Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Landscaped Communal Grounds
- Residents Parking
- EPC Rating - B



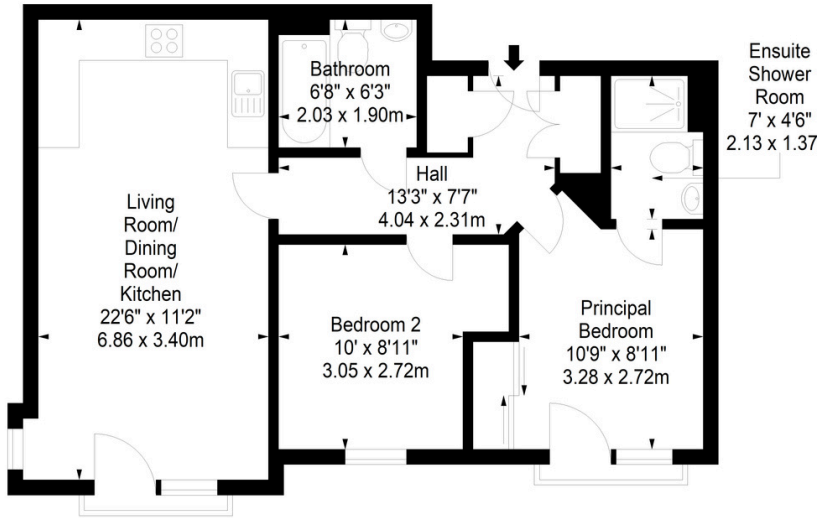
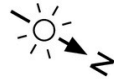
Forming part of quiet established modern development, this lovely, light and airy top (second) floor flat is situated within the sought-after picturesque town of South Queensferry. The property is within walking distance of Dalmeny Railway Station providing quick and easy access to the North and South with a variety of amenities and the Queensferry Crossing close by. In move-in condition, the accommodation would make an ideal purchase for young professionals and comprises; secure entry phone system, welcoming hallway with good storage, attractive lounge open plan to modern kitchen, two double bedrooms/one with built-in wardrobes and en-suite shower room and bathroom with white suite and shower over. There are landscaped communal grounds which surround the property with residents parking and bike store. Further benefits include gas central heating and double glazing. All fitted floor coverings and blinds will be included in the sale together with the gas hob/electric oven, integrated washing machine, dishwasher and fridge/freezer. All appliances are sold as seen with no warranty provided. There is a factoring fee payable to Ross & Liddell. Approx £80 per month.



**Daybell Loan,  
South Queensferry,  
Midlothian, EH30 9AP**



Approx. Gross Internal Area  
663 Sq Ft - 61.59 Sq M  
For identification only. Not to scale.  
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Second 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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Your Property People.

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