



22 Springfield Lea
South Queensferry EH30 9XD

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

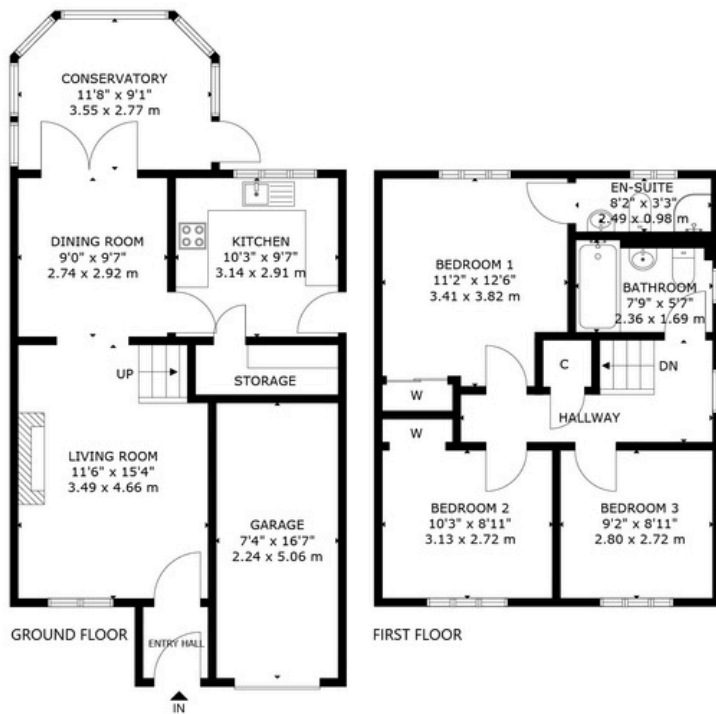
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Integrated Garage & Driveway
- EPC Rating - D



Forming part of a quiet cul-de-sac setting and with views over the Firth of Forth, this stylishly presented detached villa is situated within the sought after town of South Queensferry. The property is within easy reach of a variety of amenities including Port Edgar Marina, close to the Queensferry Crossing and a short drive to Dalmeny Railway Station connecting the North and South. In move-in condition the property would make an ideal family home and comprises; welcoming entrance hall, attractive sitting room with feature inset log effect electric fire with open plan stairs to upper hall, lovely dining room with French doors to the conservatory, contemporary well laid out kitchen with integrated appliances and door to the side of the property, upstairs leads to the delightful master bedroom with stylish ensuite shower room and built-in wardrobes, two further good sized light and airy bedrooms and modern bathroom with shower. There are well maintained gardens to the front with the rear garden being fully enclosed with decked patio area, tree house and garden shed. A driveway provides off-street parking and leads to the integrated single garage (currently being used as a gym). Further benefits include gas central heating and double glazing.







22 SPRINGFIELD LEA , SOUTH QUEENSFERRY, EH30 9XD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,023 SQ FT / 95 SQ M
 GARAGE 122 SQ FT / 11 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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