



62 Rosebery Avenue  
South Queensferry, EH30 9JQ

**deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED HOUSE

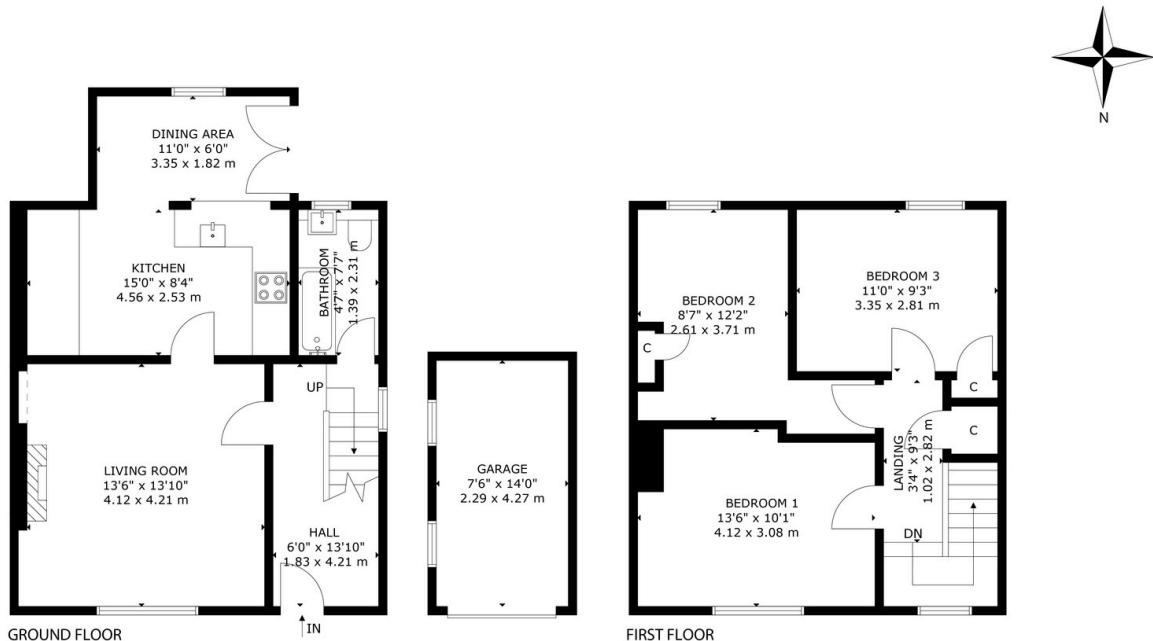
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Double Driveway & Single Garage
- EPC Rating – C



Early viewing is highly recommended of this lovely and well presented extended end terraced villa situated within a quiet residential estate in the sought after picturesque town of South Queensferry. The property is within easy reach of amenities with primary & secondary schooling and Dalmeny Railway Station a short walk from the property. In move-in condition, the spacious accommodation would make an ideal purchase for the young professionals/family and comprises; welcoming entrance hallway, attractive sitting room, contemporary kitchen/dining room with Belfast sink and French doors to the rear garden, downstairs stylish bathroom with shower and upper hall leading to three delightful double bedrooms. There are well maintained private gardens to the front with a south facing fully enclosed rear garden and paved patio area. A double driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating, double glazing and good storage.







62 ROSEBURY AVENUE, SOUTH QUEENSFERRY, EH30 9JQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 991 SQ FT / 92 SQ M  
 GARAGE 105 SQ FT / 10 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.