



**4 Society Road
South Queensferry, EH30 9RX**

Deans 
Solicitors & Estate Agents LLP

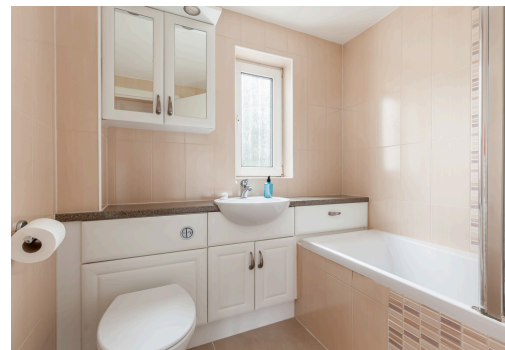
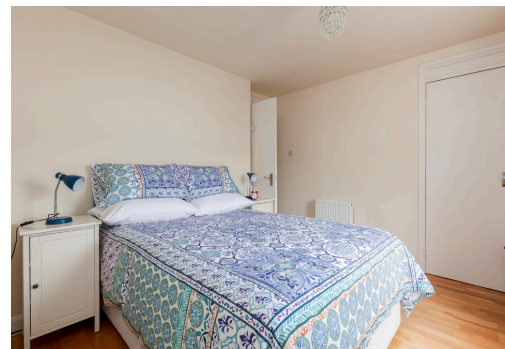


SEMI- DETACHED HOUSE

- Living Room
- Kitchen
- Dining Room
- Sun Room
- Four Double Bedrooms
- Shower Room
- Bathroom
- Private Rear Gardens
- Garage & Double Driveway
- Double Glazing & GCH
- EPC Rating – C



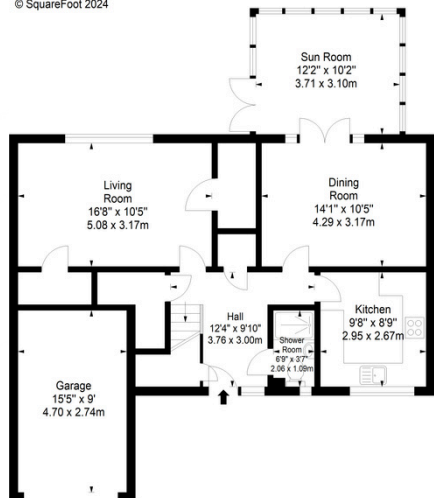
Lovely, generously proportioned semi-detached villa with single garage, double driveway and south facing rear garden located in the picturesque town of South Queensferry, to the north-west of Edinburgh's city centre. The property is close to Dalmeny Railway Station providing quick and easy access to the North and South and within a short drive of excellent local amenities. The family accommodation comprises; welcoming entrance hallway providing three separate cupboards offering fantastic storage, downstairs shower room, fitted kitchen, spacious living room and dining room open plan to sun room, the glass and oak wood staircase lead to four delightful double bedrooms, three of which offer built-in wardrobes and modern family bathroom. There is gas central heating, double glazing fitted throughout and partially floored attic providing further storage. Externally, lies the fully enclosed south facing paved garden to the rear, driveway and garage. Items included in the sale are all floor coverings, curtains, washing machine, tumble drier, cooker, Miele fridge-freezer and light shades. The appliances included are sold as seen with no warranty provided. Other items of furniture can be included in the sale.



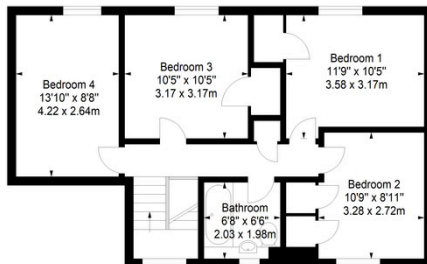
Society Road,
South Queensferry,
Midlothian, EH30 9RX



Approx. Gross Internal Area
1590 Sq Ft - 147.71 Sq M
(Including Garage)
For identification only. Not to scale.
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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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