



34 Moubray Grove
South Queensferry, EH30 9PB

deans 
Solicitors & Estate Agents LLP



END TERRACED VILLA

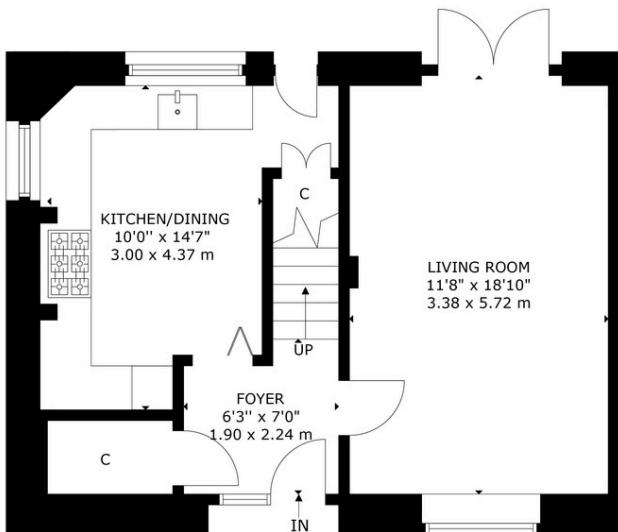
- Living Room
- Dining Kitchen
- Three Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Off-Street Parking
- EPC Rating- C



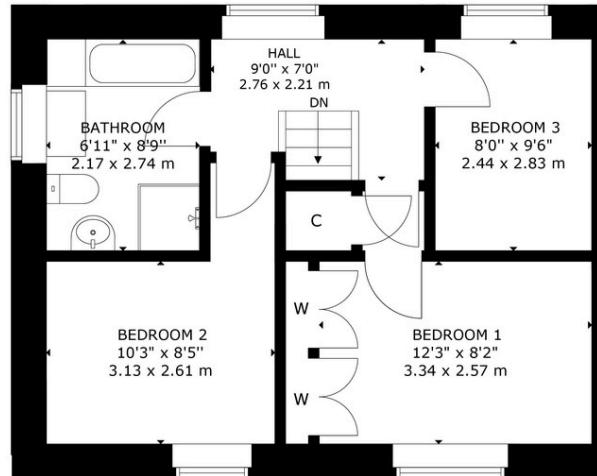
Quietly positioned in an established residential area, this lovely, well presented end terraced villa is situated within the sought after picturesque town of South Queensferry. The property is within walking distance of amenities including a Tesco Superstore, doctors and dentist surgery along with the local primary and secondary schools. Dalmeny Railway Station and the Queensferry Crossing are close by providing quick and easy access to the North and South and a good public transport services travels to the City Centre. In move-in condition, the spacious accommodation would make an ideal family home and comprises; welcoming entrance hallway, attractive dual-aspect living room with French doors to the rear garden, modern and bright dining kitchen, upstairs leads to three delightful double bedrooms/one with built-in storage and a stylish bathroom with white three piece suite and separate shower enclosure. There is a small section of private garden ground to the front with a fully enclosed rear garden with decked patio area. Further benefits include off-street parking to the rear of the property, gas central heating and double glazing. All fitted floor coverings and curtains will be included in the sale together with the oven, hob, hood, fridge-freezer and dishwasher. All appliances are sold as seen with no warranty provided.







GROUND FLOOR



FIRST FLOOR

34 MOUBRAY GROVE, SOUTH QUEENSFERRY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 917 SQ FT / 85 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.