



10 Sommerville Gardens  
South Queensferry EH30 9PN

**Deans**   
Solicitors & Estate Agents LLP



## MID TERRACED HOUSE

- Living Room
- Dining Room
- Kitchen
- Utility Room & Separate W.C.
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – C





Quietly positioned within a residential estate, this light and airy mid terraced villa with single garage is situated within the sought after coastal town of South Queensferry. The property is close to many amenities with Dalmeny Railway Station and the Queensferry Crossing within easy reach providing quick and easy access to Edinburgh and the North. The spacious accommodation would make an excellent family home and comprises; welcoming hallway with WC apartment and utility room, bright sitting room, dining room, modern well laid out kitchen with door to the rear garden, three double bedrooms and bathroom with separate shower enclosure. To the front of the property is a mono-block driveway providing off-street parking with single garage and a fully enclosed paved rear garden for ease of maintenance. Benefits include gas central heating and double glazing. All floor coverings, and curtains will be included in the sale together with the gas hob/electric oven, integrated fridge and light shades. All included appliances are sold as seen with no warranty provided.



**Sommerville Gardens,  
South Queensferry,  
Midlothian, EH30 9PN**



Approx. Gross Internal Area  
1056 Sq Ft - 98.10 Sq M  
Garage

Approx. Gross Internal Area  
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

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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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