



54 Moubray Grove
South Queensferry, EH30 9PB

Deans 
Solicitors & Estate Agents LLP



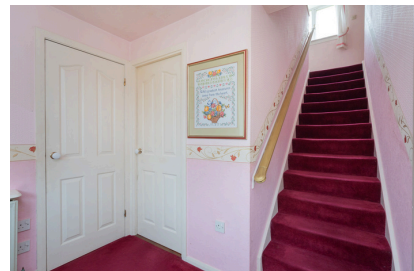
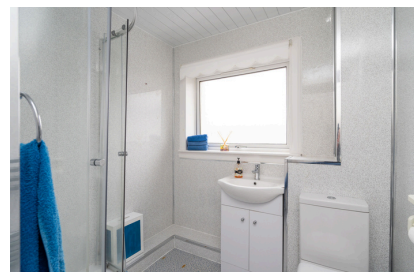
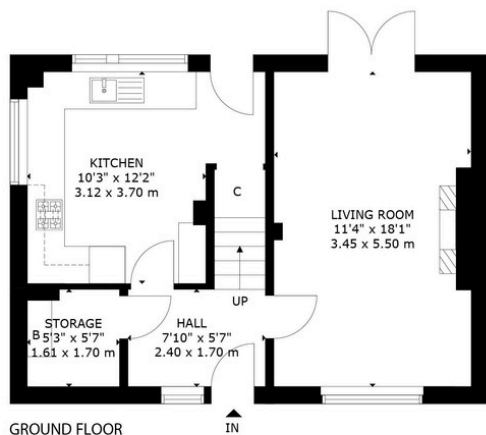
END TERRACED VILLA

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



Quietly positioned within a residential area, this bright and spacious end terraced villa is situated within the sought after town of South Queensferry. The property is close to amenities including a Tesco supermarket, dentist and doctor surgeries with the Queensferry Crossing and Dalmeny Railway Station easily accessible. The accommodation which requires some cosmetic upgrading would make an ideal family home and comprises; welcoming entrance hall with large storage cupboard, dual-aspect sitting/dining room with feature fireplace and French doors to the rear garden, well laid out fitted kitchen with door to the rear, upstairs leads to three good sized bedrooms/two with built-in storage and shower room. There are private established gardens to the front and fully enclosed to the rear with decked patio area. Further benefits include gas central heating, double glazing and off-street parking to the rear of the property. Included in the sale are fitted floor coverings along with the hob, oven and hood. All appliances are sold as seen with no warranty provided.





54 MOUBRAY GROVE, SOUTH QUEENSFERRY, EH30 9PB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 920 SQ FT / 86 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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