



**Flat 2, 20 Brewery Close
South Queensferry, EH30 9LN**

Deans 
Solicitors & Estate Agents LLP



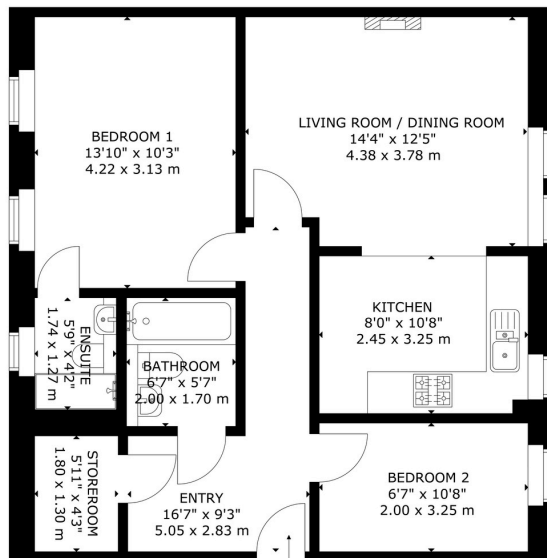
FIRST FLOOR APARTMENT

- Living Room
- Open Plan Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Grounds
- Communal Store
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- EPC Rating- C



Quietly positioned off the High Street, this charming first floor apartment forms part of a small select development within the sought after picturesque town of South Queensferry. Good amenities are available within walking distance with Dalmeny Railway Station and the Queensferry Crossing easily accessible providing quick and easy access to the North and South. In move-in condition the accommodation would make an ideal purchase for the young professionals and comprises; secure entrance shared with one other property, welcoming entrance hallway, lovely living room open plan to the modern kitchen, two delightful bedrooms/one with en-suite shower room and bathroom with white suite. There are communal garden grounds within the development with the lovely Hawthorn Bank Walled Garden situated across the road available for the public to use. Further benefits include an allocated parking space, gas central heating, double glazing, and access to a communal store, ideal for bicycles and sports equipment. All fitted floor coverings and fitted blinds will be included in the sale together with the oven, extractor hood, hob, fridge-freezer, washing machine, dishwasher, sofa and chair in the lounge and two wardrobes. All appliances are sold as seen with no warranty provided.





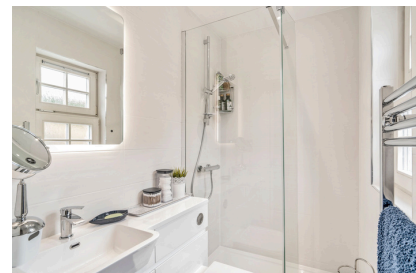
FIRST FLOOR



20/2 BREWERY CLOSE SOUTH QUEENSFERRY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 703 SQ FT / 65 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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