



**14 Springfield Crescent**  
**South Queensferry, EH30 9SB**

**Deans**   
Solicitors & Estate Agents LLP



## MID-TERRACED VILLA

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





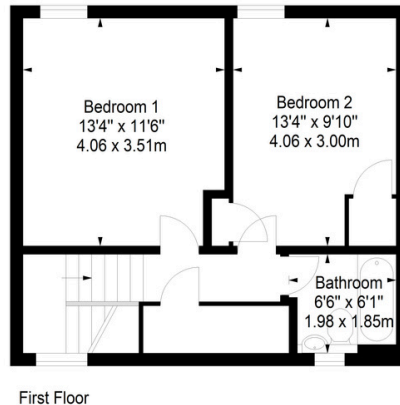
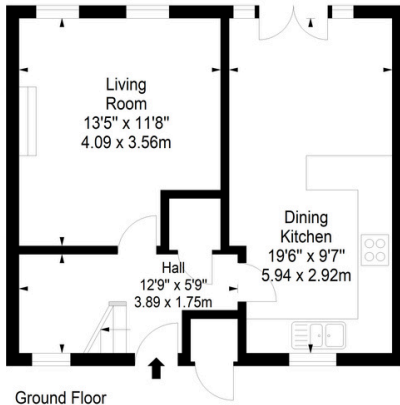
Forming part of a quiet residential estate, this lovely and well-presented mid- terraced villa is situated in the sought after seaside town of South Queensferry. The property is close to the Queensferry Crossing & A90 providing quick and easy access to the North and South, close to good amenities and local schools. In move in condition the accommodation would make an ideal purchase for the first time buyer and comprises: welcoming hallway with under stairs storage, light & airy living room with twin floor to ceiling windows and feature fireplace, spacious modern dining kitchen with French doors leading to the rear garden, two delightful good size double bedrooms and stylish bathroom with a white 3-piece suite and shower above the bath. The property benefits from a small private front garden with a driveway providing off street parking and a private well maintained and enclosed south facing garden to the rear. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.



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South Queensferry,  
Midlothian, EH30 9SB**



Approx. Gross Internal Area  
850 Sq Ft - 78.97 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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