



30 Inchgarvie Park  
South Queensferry, EH30 9RN

**deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR UPPER VILLA

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Driveway
- EPC Rating - C





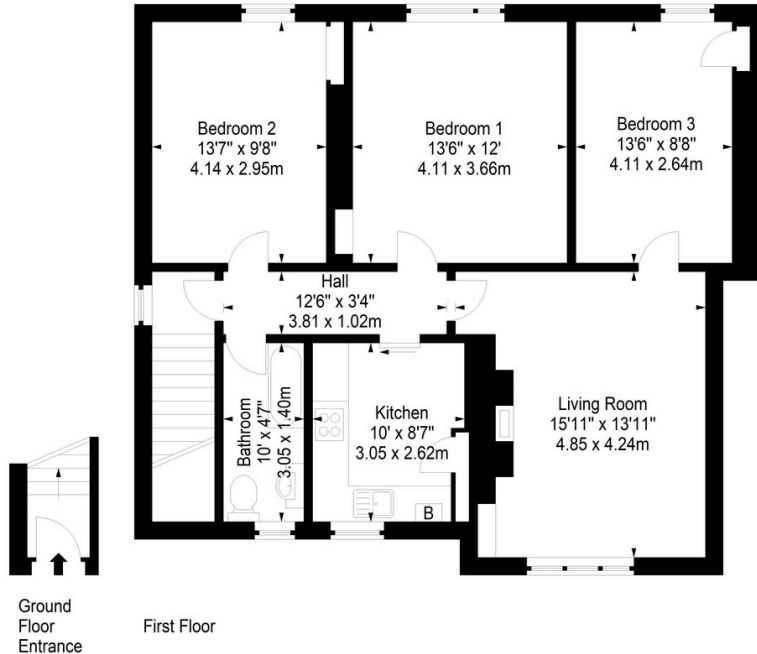
Situated within a residential area popular with first time buyers and young families, this lovely, light and airy main door upper villa is located within the picturesque town of South Queensferry. The property is close to a variety of amenities including dentist and doctor surgeries, walking distance of the local primary school and Port Edgar Marina. It also benefits from excellent transport links, including nearby bus and rail services, as well as quick access to the motorway network. The accommodation comprises; entrance stairs to upper hall, attractive living room with ample space for a dining area, separate modern kitchen, three well-proportioned double bedrooms and bathroom with shower. There is a well maintained enclosed private garden and a driveway offering convenient off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings, oven, hob, hood and fridge-freezer. All included appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
937 Sq Ft - 87.05 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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Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

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