



10 Queen Margaret Drive  
South Queensferry, EH30 9JF

**deans**   
Solicitors & Estate Agents LLP





## MID TERRACED HOUSE

- Living Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



Situated in a peaceful residential enclave, this well-proportioned mid-terraced house is located within in the sought-after coastal town of South Queensferry. Boasting a prime location just a short stroll from highly regarded primary and secondary schools, Dalmeny Railway Station, and a wide range of local amenities, this property is ideal for families and commuters alike. The Queensferry Crossing just moments away, you'll enjoy fast, easy access to both the north and south. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, separate stylish kitchen, three bedrooms with built in cupboards providing convenient storage space and a bathroom with shower over bath. Externally there are well-maintained private gardens to the front and rear of the property with free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances are sold as seen with no warranty provided.







10 QUEEN MARGARET DRIVE, EH30 9JF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,013 SQ FT / 94 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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