



11 Carswell Crescent
South Queensferry, EH30 9BZ

deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating, Solar Panels & Double Glazing
- Private Rear Garden
- Residents Car Park
- EPC Rating- B



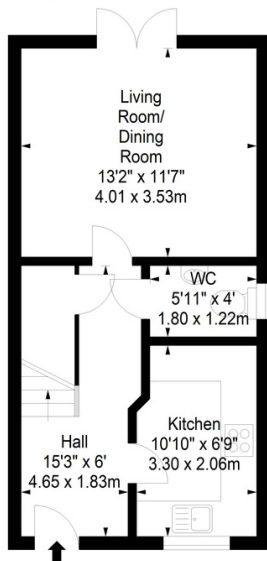
Forming part of an attractive modern development, this stylishly presented semi detached villa is situated within the sought after picturesque town of South Queensferry. The property is within easy reach of a variety of amenities, primary and secondary schooling and Dalmeny Railway Station. The Queensferry Crossing is close by providing access to all motorway networks and there is a regular public transport services which passes through the town travelling to the Gyle Centre and Edinburgh. In move-in condition, the accommodation would make an ideal purchase for the professional person/couple and comprises; welcoming entrance hallway with WC apartment, lovely living room with French doors to the rear garden, stylish well laid out kitchen with integrated appliances, upstairs leads to two delightful double bedrooms and modern bathroom with shower over. There is a well maintained fully enclosed rear garden with paved patio area and residents car park. Further benefits include gas central heating, solar panels and double glazing. Included in the sale are fitted floor coverings along with the curtains, hob, oven, hood, washing machine, fridge-freezer, dish washer and shed. All appliances are sold as seen with no warranty provided.



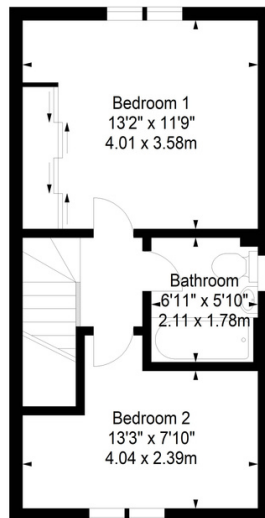
**Carswell Crescent,
South Queensferry,
Midlothian, EH30 9BZ**



Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



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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