



115 Moubray Grove
South Queensferry, EH30 9PE

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Front Garden & Communal Drying Area
- On-Street Parking
- Gas Central Heating & Double Glazing
- EPC Rating – C



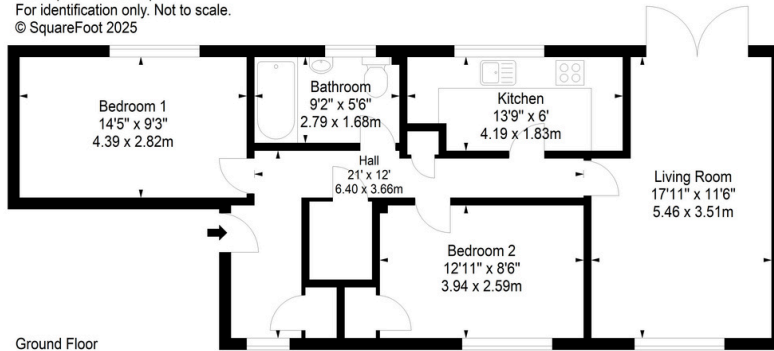
Forming part of a quiet residential estate that is popular with young families and first-time buyers, this light and airy ground floor flat is located within the sought after town of South Queensferry. The property is close to a variety of amenities, reputable schooling, Dalmeny Railway Station and the Queensferry Crossing. A good public transport services passes close by and travels to Edinburgh and the Gyle Shopping Centre. The spacious accommodation which now requires some upgrading/modernisation comprises; entrance hallway with good storage, bright and well-proportioned sitting room with French doors, fitted kitchen, two double bedrooms and bathroom with shower. There is a communal drying area to the rear and private garden grounds to the front along with on-street parking. Further benefits from gas central heating and double glazing. Included in the sale are the: fitted carpets and floor coverings, cooker, fridge-freezer and washer/dryer. All appliances are sold as seen with no warranty provided.



**Moubray Grove,
South Queensferry,
Midlothian, EH30 9PE**



Approx. Gross Internal Area
743 Sq Ft - 69.02 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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