



44 Rosebery Avenue  
South Queensferry, EH30 9JH

**deans**   
Solicitors & Estate Agents LLP



## MID TERRACED VILLA

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating - C





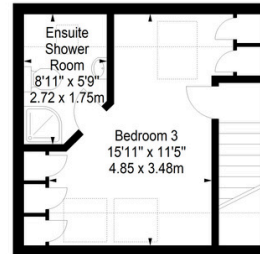
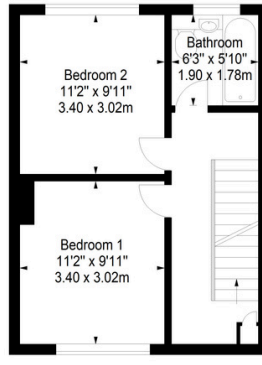
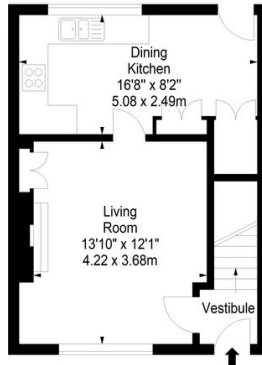
Forming part of a quiet residential estate, this lovely, light and airy extended mid terraced villa is situated within the highly sought after town of South Queensferry. The property is close to a variety of amenities, within walking distance of the local primary and secondary school and Dalmeny Railway Station. There is a regular public transport service which passes through the town and travels to Edinburgh City Centre, Edinburgh Airport and the Gyle Shopping Centre. In move-in condition, the spacious accommodation over 3 levels would make an ideal family home and comprises; welcoming entrance hall, delightful living room with feature fireplace, bright well laid out dining kitchen with excellent storage and door to rear garden, master bedroom with en-suite shower room, two further double bedrooms and modern bathroom with shower over bath. There are private gardens to the front and a fully enclosed south facing rear garden along with on-street parking. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings along with the hob, oven and hood and dishwasher. All appliances are sold as seen with no warranty provided.



**Rosebery Avenue,  
South Queensferry,  
Midlothian, EH30 9JH**



Approx. Gross Internal Area  
1014 Sq Ft - 94.20 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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