



75 Moubray Grove
South Queensferry, EH30 9PD

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

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



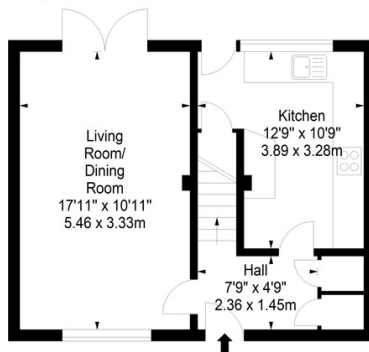
Nestled in a quiet residential area, this well-proportioned mid terraced house is situated in the picturesque town of South Queensferry. The property is close to a convenient local amenities including a doctors and dentist surgery along with the local primary and secondary schools with Dalmeny Train station and Queens Ferry crossing easily accessible. In move-in condition the accommodation comprises; a welcoming hallway, spacious living room/ dining room with French doors leading to the rear, bright fitted kitchen, three good-sized bedrooms and a bathroom with shower over bath. Externally there are well-maintained private gardens to the front and rear of the property and there is free on-street parking available. The property features double glazing that has been recently upgraded and gas central heating with a recently upgraded boiler installed with the remainder of a 7 year warranty. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob and hood. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Manor Homes of approx. £120 per annum.



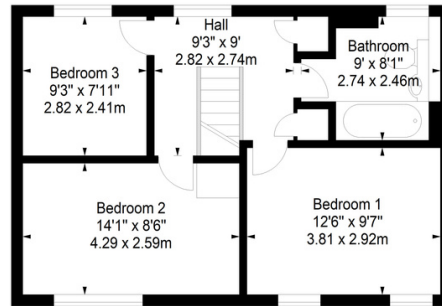
**Moubray Grove,
South Queensferry,
Midlothian, EH30 9PD**



Approx. Gross Internal Area
886 Sq Ft - 82.31 Sq M
For identification only. Not to scale.
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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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