



19 Springfield Crescent  
South Queensferry, EH30 9SB

**deans**   
Solicitors & Estate Agents LLP



## TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Fully Enclosed Rear Garden
- Large Driveway
- Double Glazing & GCH
- EPC Rating - C





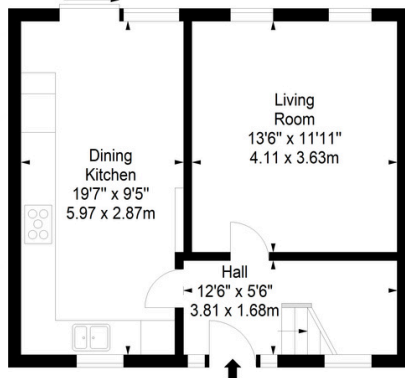
This bright and stylishly presented mid-terraced house is located within a quiet cul-de-sac setting in the picturesque coastal town of South Queensferry. The property is within easy reach of convenient, local amenities and public transport links. The historic High Street offers access to a range of popular cafes, bakeries, restaurants and bars. The accommodation comprises; generous living room with two floor-to-ceiling windows, modern kitchen/dining room with French doors to the rear garden, two good-sized double bedrooms and contemporary bathroom with shower over bath. There is a neatly maintained and fully enclosed garden to the rear and a large driveway to the front offers convenient parking for multiple cars. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, integrated microwave, fridge-freezer, integrated dishwasher and lightshades. All included appliances are sold as seen with no warranty provided.



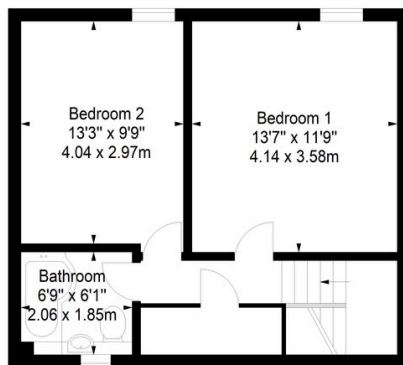
**Springfield Crescent,  
South Queensferry,  
Midlothian, EH30 9SB**



Approx. Gross Internal Area  
858 Sq Ft - 79.71 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.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

mail@deansproperties.co.uk

deansproperties.co.uk