



12 Moubray Grove  
South Queensferry, EH30 9PB

**deans**   
Solicitors & Estate Agents LLP



## SEMI DETACHED HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Private Front & Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – D



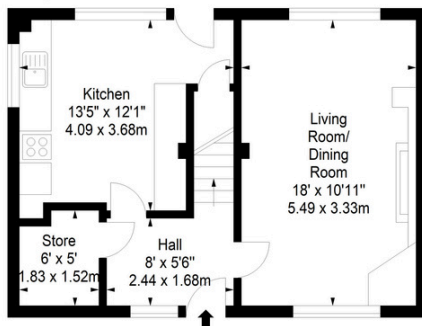
Located in a quiet cul-de-sac in the popular coastal town of South Queensferry, this well-proportioned home presents a fantastic opportunity for buyers looking to modernise and add their own personal touch. The property enjoys a convenient setting close to a range of local amenities, including shops, bars, restaurants, and well-regarded schools. Excellent transport links are available nearby, with regular bus and rail services, as well as easy access to the motorway network. The property would benefit from cosmetic upgrading and comprises; a welcoming entrance hallway, bright and spacious living room, kitchen, three good-sized bedrooms and a shower room. Externally there is private front and rear gardens with a driveway that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, washing machine and tumble dryer. All appliances included in the sale are sold as seen with no warranty provided.



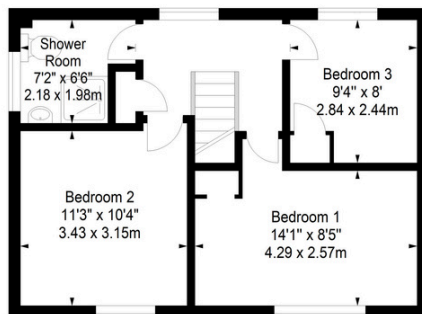
**Moubray Grove,  
South Queensferry,  
Midlothian, EH30 9PB**



Approx. Gross Internal Area  
900 Sq Ft - 83.61 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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