



11 Springfield Road
South Queensferry, EH30 9SA

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating - D



This beautifully presented mid-terraced home is situated in the charming coastal town of South Queensferry, ideally positioned near a range of local amenities, Dalmeny Train Station, and the Queensferry Crossing. The accommodation comprises: a welcoming entrance hallway, bright and stylish living room with floor-to-ceiling windows and a spacious kitchen/dining room with direct access to the rear garden. Upstairs, there are two generously sized double bedrooms and a modern bathroom with shower over the bath. Externally, the home benefits from a well-maintained private rear garden with garden shed and a large double driveway to the front providing convenient off-street parking and bin store. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, oven, hob, dishwasher and blinds. All appliances are sold as seen with no warranty provided.



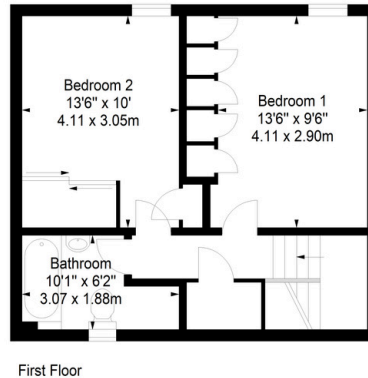
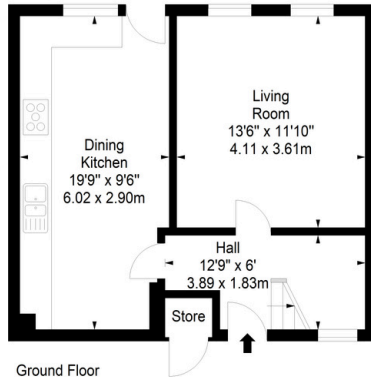
**Springfield Road,
South Queensferry,
Midlothian, EH30 9SA**



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
Store

Approx. Gross Internal Area
8 Sq Ft - 0.74 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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