



8 Crows Close
South Queensferry, EH30 9BF

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

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



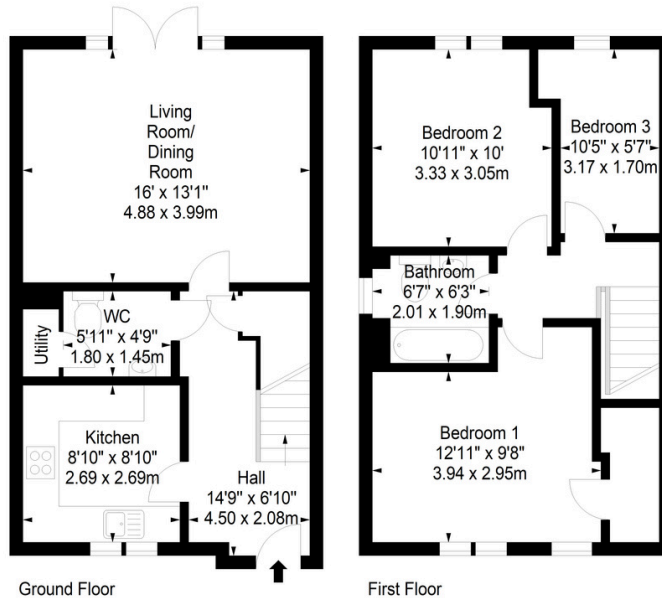
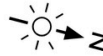
Located in a peaceful cul-de-sac, this well-presented end-terraced home sits within the highly desirable coastal town of South Queensferry. Just moments from Dalmeny Railway Station, it offers quick and convenient links to Edinburgh and the north, with the Queensferry Crossing also nearby. The area boasts excellent local schools and a wide range of amenities, including popular cafes, bars, restaurants, and independent shops along the historic High Street. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room with French doors leading directly to the rear, separate modernized fitted kitchen, three bedrooms and a bathroom with shower over bath. Externally there is a well-maintained private garden to the rear and there is free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**Craws Close,
South Queensferry,
Midlothian, EH30 9BF**



Approx. Gross Internal Area
883 Sq Ft - 82.03 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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