



15 Shore Road
South Queensferry, EH30 9SG

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room/ Dining Room
- Kitchen
- Utility Room
- Three Bedrooms (One en-suite)
- Bathroom
- Private Front & Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



This beautifully presented end terraced house is situated within the picturesque town of South Queensferry, close to the High Street with many excellent bars and restaurants. The property is within easy reach of good amenities and close to the Queensferry Crossing and Dalmeny Railway Station providing quick and easy access to the North and South. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room/ dining room with silding patio doors leading to private rear, stylish fitted kitchen, utility room, three good-sized bedrooms and a family bathroom. Externally there are well-maintained private gardens to the front and south facing garden to the rear if the property with a driveway providing 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, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.

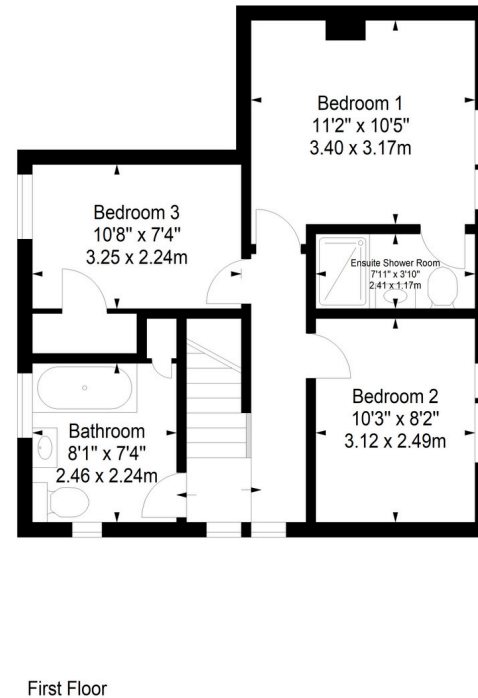
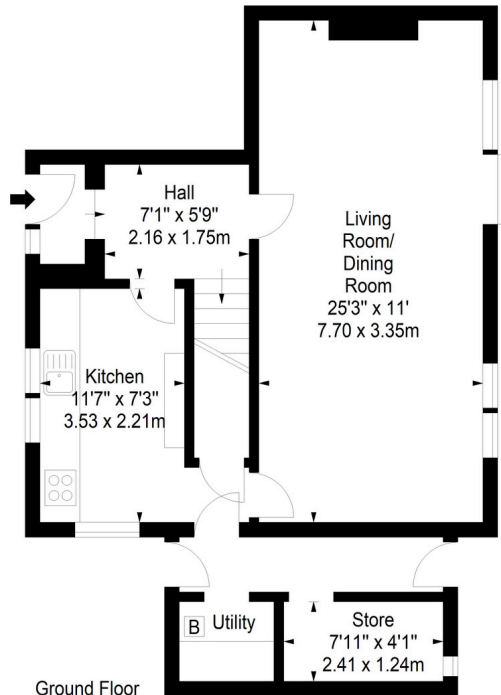




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Approx. Gross Internal Area
1070 Sq Ft - 99.40 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon 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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