



7 Arrol Place
South Queensferry, EH30 9QB

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- Utility Room
- Two Double Bedrooms
- Bathroom
- Private Front, Side & Rear Garden
- Free On-Street Parking
- Newly installed Double Glazing & GCH
- EPC Rating – C



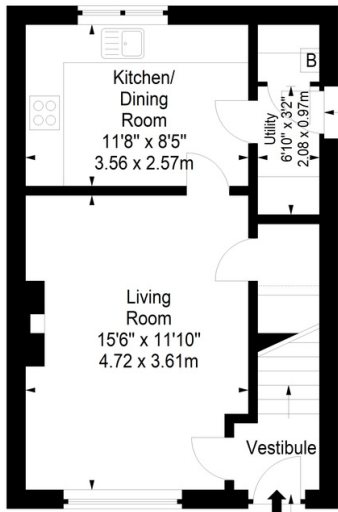
This well-presented end terraced house, occupying a sunny corner plot is situated in the highly sought after picturesque town of South Queensferry, close to an abundance of amenities and within easy reach of Dalmeny Train Station, providing quick and easy access to the North and South. The accommodation comprises, an entrance hallway, spacious living room, separate bright dining kitchen, utility room, two good-sized double bedrooms and a bathroom with shower over bath. Externally there are well-maintained private gardens to the front, side and rear of the property with dropped kerb and gate to the front allowing potential to reinstate a driveway and plenty of free on-street parking in the area. The property features newly installed double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge, freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



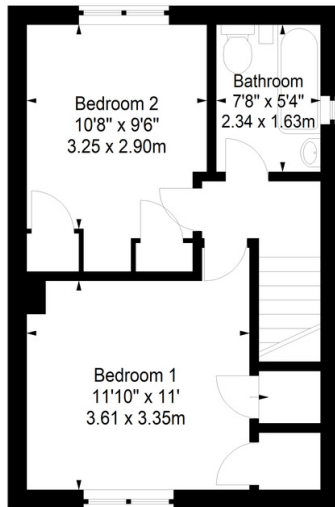
Arrol Place,
South Queensferry,
Midlothian, EH30 9QB



Approx. Gross Internal Area
761 Sq Ft - 70.70 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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