



4 Almond Grove
South Queensferry, EH30 9QN

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room/ Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



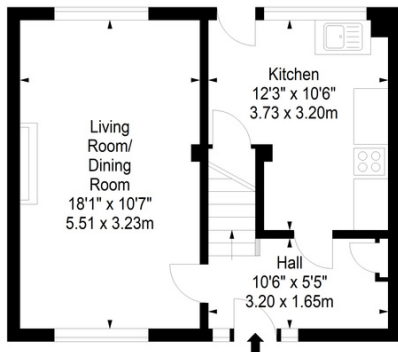
This well-proportioned mid-terraced house is situated in the picturesque town of South Queensferry, just a short distance from the High Street with its excellent selection of bars, restaurants, and local shops. The property enjoys easy access to a range of amenities, primary and secondary schools, a community hub and is ideally positioned near the Queensferry Crossing and Dalmeny Railway Station, offering excellent transport links. The accommodation comprises; a welcoming entrance hallway, spacious living/dining room with a feature fireplace, bright and well-equipped kitchen, three generous bedrooms and a shower room. Externally, the property boasts well-maintained private gardens to the front and rear, laid with paving for easy upkeep, as well as a driveway providing off-street parking. Additional features include double glazing and gas central heating. Included in the sale are all fitted carpets and floor coverings, curtains, cooker, washing machine and light fittings. Please note that all appliances are sold as seen, with no warranty provided.



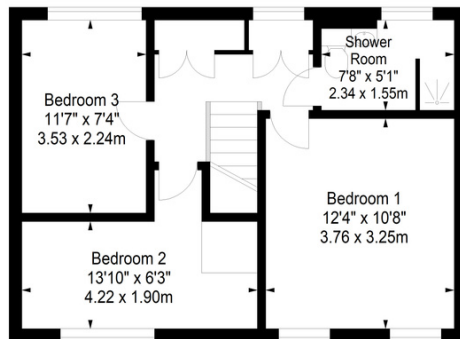
**Almond Grove,
South Queensferry,
Midlothian, EH30 9QN**



Approx. Gross Internal Area
842 Sq Ft - 78.22 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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