



**Garage 73, 97 Stewart Clark Avenue  
South Queensferry, EH30 9QT**

**Deans**   
Solicitors & Estate Agents LLP

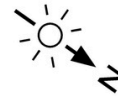
# GARAGE

- Secure Private Garage
- Approx. 166 Sq.ft (15.42sq m) Internal Area
- Ceiling Height of 7.4ft (2.24m)
- Door (H) 6.11ft x (W) 6.11ft
- Quiet Location

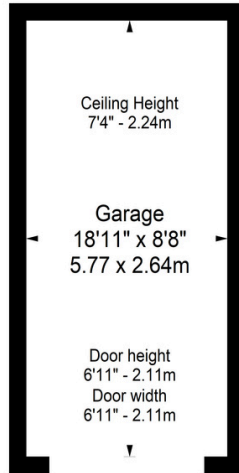
An excellent opportunity to acquire a secure single garage situated in the picturesque town of South Queensferry. This garage offers a gross internal area of approximately 166 sq ft (15.42 sq m) with internal dimensions of 18'11" x 8'8" (5.77m x 2.64m) and a ceiling height of 7'4" (2.24m). Ideal for off-street parking and additional storage. The garage is close to local amenities and transport links connecting to the north and south.



Garage,  
John Mason Court,  
South Queensferry, EH30 9QG



Approx. Gross Internal Area  
166 Sq Ft - 15.42 Sq M  
For identification only. Not to scale.  
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Ground 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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