



7 Inchkeith Avenue
South Queensferry, EH30 9QP

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Garden
- Free On-Street Parking
- Double Glazing & Electric Heating
- EPC Rating – F



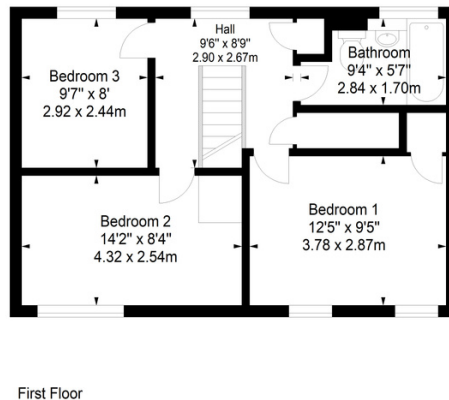
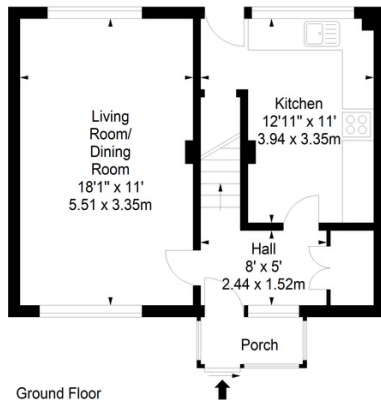
Forming part of a quiet cul-de-sac setting, this well-proportioned mid terraced house is situated in the picturesque town of South Queensferry. The property is close to local amenities and Dalmeny Railway Station providing quick and easy access to the North and South. The accommodation comprises; a welcoming entrance hallway, spacious living room/ dining room, bright kitchen, three good-sized double bedrooms and a bathroom with shower over bath. Externally there are private gardens to the front and rear of the property. The property features double glazing, electric heating and has free on-street parking available in the area. Included in the sale are the: fitted carpets and floor coverings, curtains, oven and washing machine. Appliances included in the sale are sold as seen with no warranty provided



Inchkeith Avenue,
South Queensferry,
Midlothian, EH30 9QP



Approx. Gross Internal Area
928 Sq Ft - 86.21 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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