



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24 Dundas Avenue

South Queensferry, West Lothian, EH30 9QA

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This two-bedroom semi-detached house is situated in the picturesque town of South Queensferry, close to local amenities, Dalmeny railway station and the Queensferry Crossing. The accommodation comprises a spacious living room, a south-facing dining kitchen, a principal bedroom with built-in storage, a south-facing second bedroom and a naturally-lit bathroom with shower bath. Externally, there is a converted garage set up as a home office, a sunny enclosed rear garden with shed, patio and lawn and a front driveway provides off-street parking for multiple vehicles.

Extras: All fitted floor and window coverings and light fittings are included.

Property Summary

- Two-bedroom semi-detached house
- Desirable coastal town setting
- Bright living room
- South-facing dining kitchen with garden access
- Principal bedroom with built-in storage
- Second south-facing double bedroom
- Modern bathroom with shower bath
- Converted garage home office
- Sunny enclosed rear garden with shed
- Front driveway with space for multiple vehicles
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £200,000







Bright living room and a
south-facing dining kitchen
with garden access







Principal bedroom with
built-in storage and a
second south-facing
double bedroom





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dream property!



RALPH SAYER
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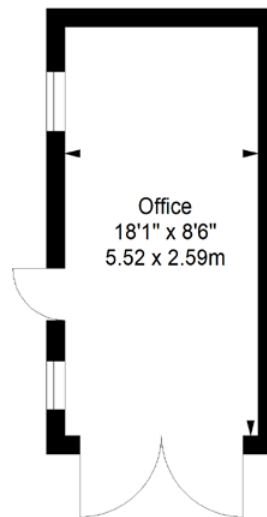
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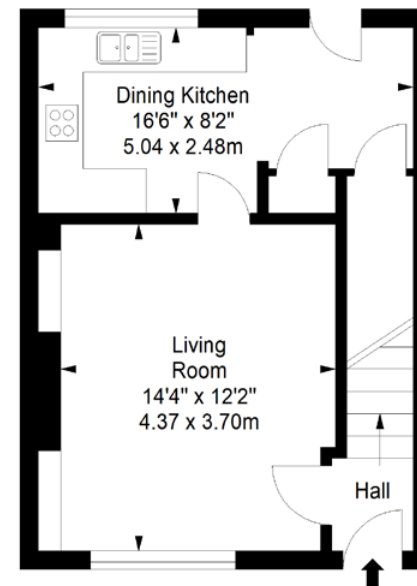
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

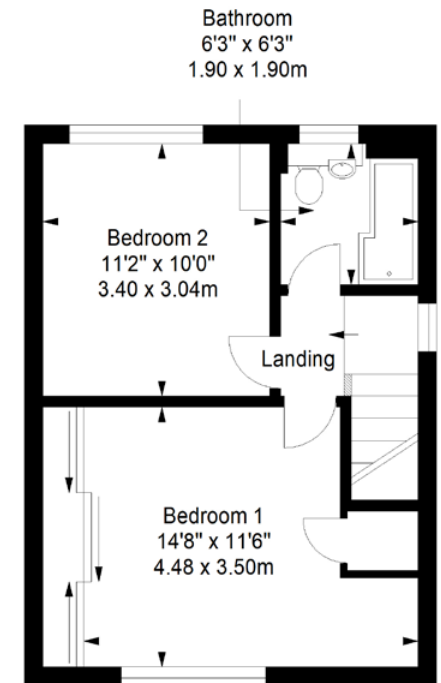
Office
Approx. 14.3 sq. metres (153.9 sq. feet)



Ground Floor
Approx. 35.6 sq. metres (383.2 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 sq. feet)