



28 Long Crook  
South Queensferry, EH30 9XR

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED HOUSE

- Living Room
- Kitchen
- Utility Room
- Dining Room
- Family Room
- Four Double Bedrooms
- Bathroom & Shower Room
- Driveway & Garage
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – C



This immaculately presented detached house is quietly situated in an established modern development in the picturesque seaside town of South Queensferry. The property is within walking distance of the High Street with many bars and restaurants, close to good amenities, supermarkets and top-rated local schools. There are excellent road and rail links to Edinburgh City Centre and Dunfermline within easy reach. The accommodation comprises on the ground floor; a welcoming entrance hallway, spacious living room, separate modern fitted kitchen, utility room, shower room dining room and family room with under floor heating and French doors leading to the rear. Upstairs leads to four good-sized double bedrooms and a bathroom. Externally there are well-maintained private gardens to the front and rear of the property with a garage and a driveway that provides off-street parking. The property is full double glazed and has gas central heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.

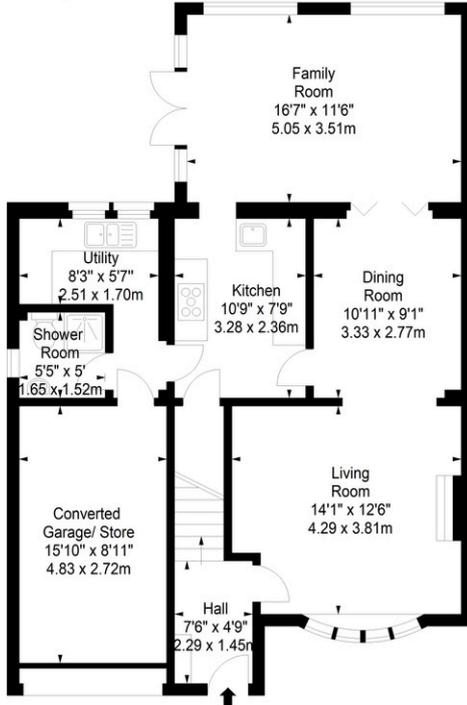




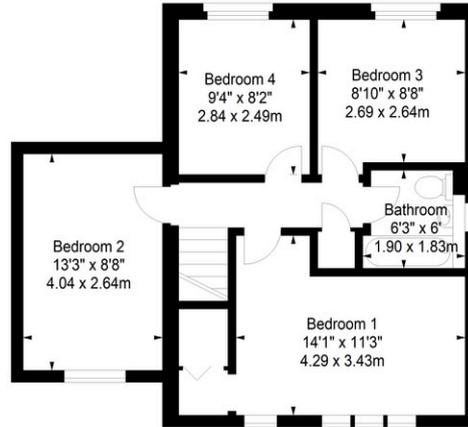
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Approx. Gross Internal Area  
1423 Sq Ft - 132.20 Sq M  
For identification only. Not to scale.  
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Ground Floor



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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Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)