



32 Inchgarvie Park
South Queensferry, EH30 9RN

deans 
Solicitors & Estate Agents LLP



LOWER VILLA

- Sitting Room
- Kitchen
- Three Bedrooms
- Shower Room
- Private Rear Garden
- Driveway
- Gas Central Heating & Double Glazing
- EPC Rating – C



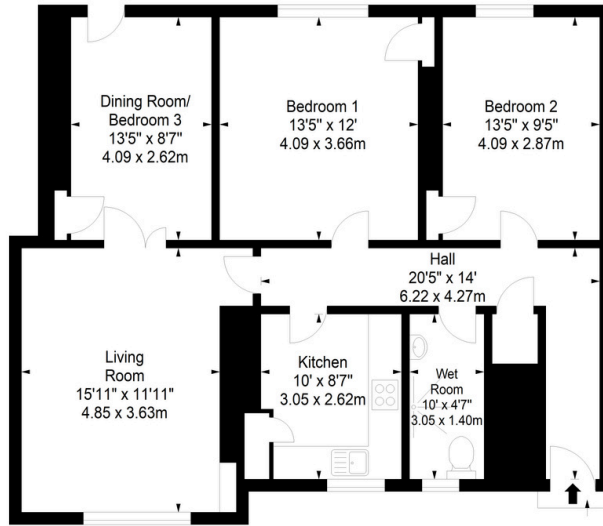
Forming part of a residential estate that is popular with first time buyers and young families, is this tastefully presented main door lower villa in the sought after town of South Queensferry. The property is within walking distance of a variety of amenities including a dentist and doctor surgery along with the local primary school. There is a good public transport services which passes close by and travels to Edinburgh and the Gyle Shopping Centre. Dalmeny Railway Station and the Queensferry Crossing are also very easily accessible. In move-in condition, the spacious accommodation comprises; welcoming entrance hallway, lovely sitting/dining room, stylish kitchen, three good sized double bedrooms and contemporary shower room. A driveway to the front provides off street parking with a fully enclosed rear garden. Further benefits include gas central heating and double glazing. Included in the sale is the oven, hob, hood and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.



Inchgarvie Park,
South Queensferry,
Midlothian, EH30 9RN



Approx. Gross Internal Area
941 Sq Ft - 87.42 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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