



4 Viewforth Place,
South Queensferry, EH30 9NH

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Solar Panels & Air Source Heat Pump
- Private Gardens to Front & Rear
- Driveway & Single Garage
- EPC Rating - C



Forming part of an established residential estate, this lovely semi-detached villa is situated within the picturesque seaside town of South Queensferry. The property is within walking distance of a variety of amenities, reputable schooling and Dalmeny Railway Station. The Queensferry Crossing is easily accessible providing access to the North with the A90 providing access to all major motorway networks and Edinburgh Airport. The spacious accommodation would make an ideal family home and comprises; entrance porch, welcoming hallway, attractive dual-aspect sitting/dining room, fitted kitchen with door to rear porch, three delightful double bedrooms/two with excellent built-in storage and bathroom with white suite and shower over. There are private gardens to the front with the rear garden being fully enclosed. A driveway provides off-street parking and leads to the single garage. Further benefits include solar panels and air source heat pump, electric heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, cooker, oven, hob, fridge-freezer, washing machine, dishwasher and light shades. All appliances are sold as seen with no warranty provided.





**Viewforth Place,
South Queensferry,
Midlothian, EH30 9NH**



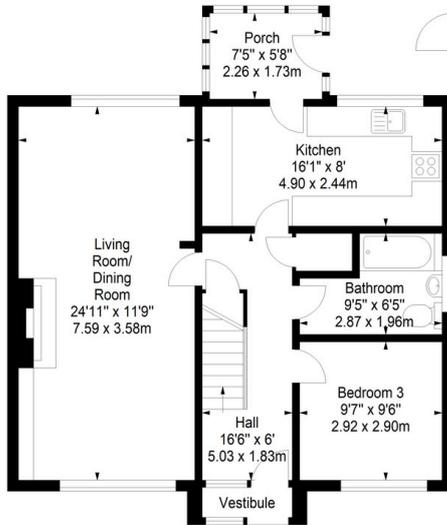
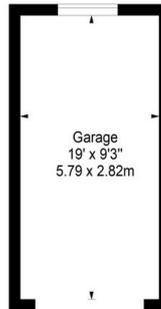
Approx. Gross Internal Area
1174 Sq Ft - 109.06 Sq M

Garage

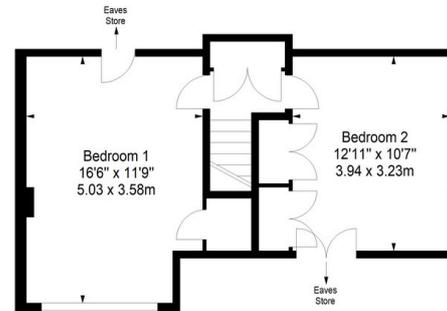
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M

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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