



7 East Terrace
South Queensferry, EH30 9HS

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Dining Kitchen
- Utility Room
- Two Bedrooms
- En-Suite Bathroom
- Shower Room
- Gas Central Heating
- Private Rear Garden
- Pay Meter & Free On-Street Parking
- EPC Rating – D



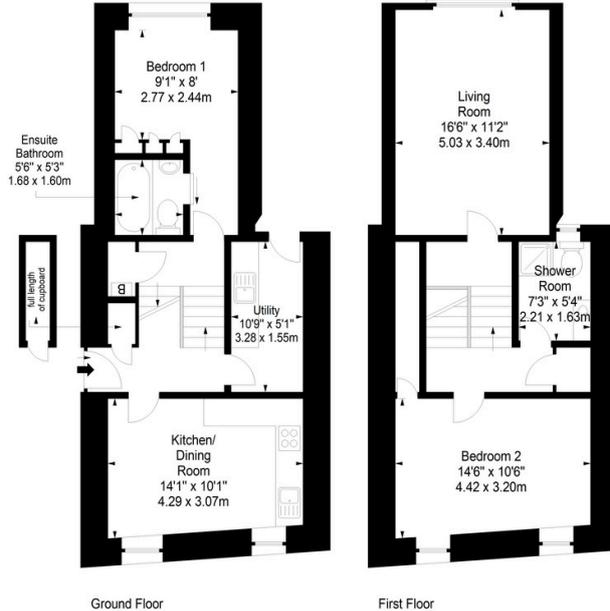
Forming part of the Queensferry conservation area and situated just off the historic High Street, this rarely available traditional end-terraced townhouse (circa 1800) is a charming property with colourful interior that captures the seaside feel of the coastal town of South Queensferry. There are a variety of amenities on the doorstep including bars and cafes with doctors, dentist and a Scotmid within walking distance. Dalmeny Railway Station and the Queensferry Crossing are within easy reach with good public transport links to Edinburgh and the Gyle Shopping Centre. The accommodation spans three levels and offers a warm, welcoming atmosphere, making it an ideal home for young professionals, a perfect holiday home, or an income-generating Airbnb. The property comprises a side entrance into the hall, a modern dining kitchen, and a utility room with access to the rear garden. Staircase leads to a double bedroom with en-suite bathroom overlooking the rear garden. Further staircase leads to a good-sized double bedroom with two recessed windows providing partial views over the Firth of Forth and separate shower room. The top floor features a south facing sitting room, with floor to ceiling windows and ornamental balcony, quietly located to the rear of the building. There is a good-sized, secluded split-level rear garden, with pay meter and free on-street parking available nearby. Further benefits include gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances are sold as seen with no warranty provided.



**East Terrace,
South Queensferry,
Midlothian, EH30 9HS**



Approx. Gross Internal Area
946 Sq Ft - 87.88 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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