



6 Stein Street
South Queensferry, EH30 9BH

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Breakfast Kitchen
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Free On-Street Parking Bays
- EPC Rating – B



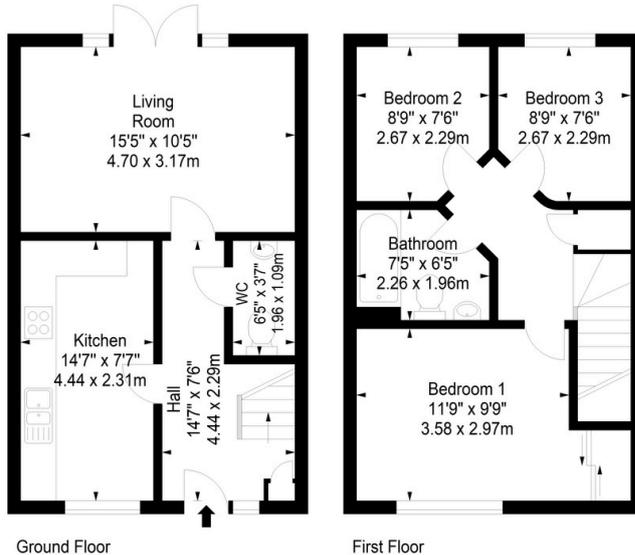
Forming part of an established modern development within a quiet cul-de-sac setting, this lovely end terraced villa is located within the picturesque seaside town of South Queensferry. The property is within walking distance of a Tesco Supermarket and a couple of restaurants. Further amenities can be found within easy reach along with the Queensferry Crossing, Dalmeny Railway Station and Port Edgar Marina. The well laid out accommodation would make an ideal purchase for young professionals and comprises; welcoming entrance hall with WC apartment, light and airy sitting room with French doors to the rear garden, modern breakfast kitchen, master bedroom with built-in wardrobes, two further bedrooms and stylish bathroom with shower over bath. There is a small private garden to the front with a fully enclosed rear garden. Free on-street parking bays can be found to the front of the property. Further benefits include attic space, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher, washer/dryer and blinds. All appliances included in the sale are sold as seen with no warranty provided.



Stein Street,
South Queensferry,
Midlothian, EH30 9BH



Approx. Gross Internal Area
798 Sq Ft - 74.13 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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