



5 Grubb Gardens  
South Queensferry, EH30 9DB

**Deans**   
Solicitors & Estate Agents LLP



## MID TERRACED VILLA

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Residents Parking
- Solar Panels
- EPC Rating - B



Forming part of a modern residential development, this lovely, light and airy mid-terraced villa is situated within the picturesque town of South Queensferry. A variety of amenities can be found within the town, with Queensferry High Street, local schools and Dalmeny Train Station all within a short walk, providing quick and easy access to the north and south. The fashionable Port Edgar Marina is a short drive away, with the Queensferry Crossing also easily accessible. A good public transport service passes close by and travels to Edinburgh City Centre and the Gyle Shopping Centre. In move-in condition, the accommodation would make an ideal purchase for young professionals and families and comprises: welcoming entrance hallway with WC apartment, spacious sitting/dining room with French doors leading to the rear garden, modern well-laid-out kitchen with integrated appliances, three good-sized bedrooms and bathroom with white suite and shower over the bath. There is a fully enclosed garden to the rear with garden shed and gate leading to off-street residents' parking. Further benefits include gas central heating, double glazing and solar panels, which the seller advises are fully operational and contribute towards the property's electricity supply. Included in the sale are all fitted floor coverings, oven, hob, fridge-freezer, washing machine, dishwasher and light shades. All items included in the sale are sold as seen, with no warranty provided.





**5 Grubb Gardens  
South Queensferry, EH309DB**

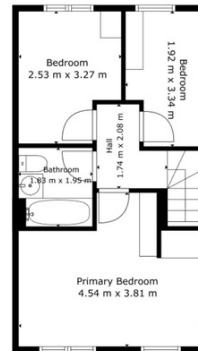
Approx. Gross Internal Area:  
861.113 Sq Ft (80 Sq M)



For Identification purposes only. Not to scale.



Ground Floor



1st 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.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

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

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