



46 Inchgarvie Park  
South Queensferry, EH30 9RN

**deans**   
Solicitors & Estate Agents LLP

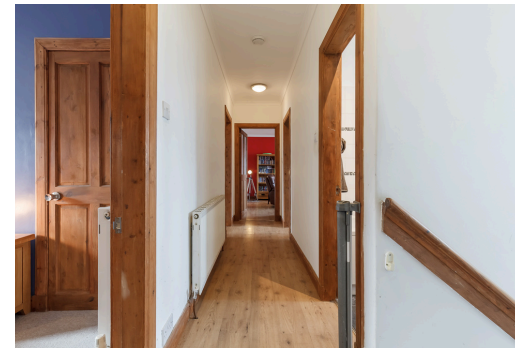


## UPPER VILLA

- Living Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



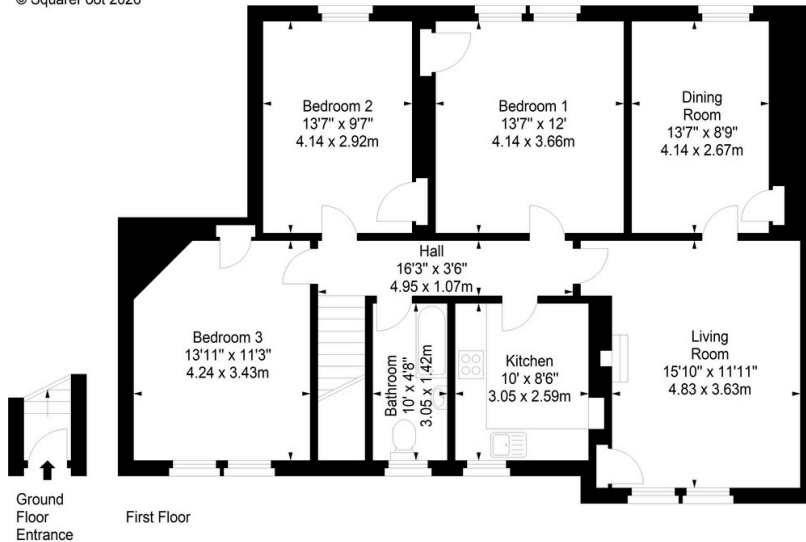
This attractive upper villa is set within the highly desirable and picturesque town of South Queensferry, ideally positioned close to a variety of local amenities and within easy walking distance of schools and leisure facilities. The accommodation comprises a welcoming entrance hallway, bright and spacious living room, separate dining room, well-appointed kitchen, three generously sized double bedrooms, and a bathroom fitted with a shower over the bath. Externally, the property benefits from a well-maintained private rear garden, along with readily available free on-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and light shades. 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  
1082 Sq Ft - 100.52 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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Your Property People.

**0131 667 1900**

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

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