



71 Atheling Grove  
South Queensferry, EH30 9PG

**deans**   
Solicitors & Estate Agents LLP



## END TERRACED HOUSE

- Sitting/Dining Room
- Family Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- On-Street Parking
- EPC Rating - C



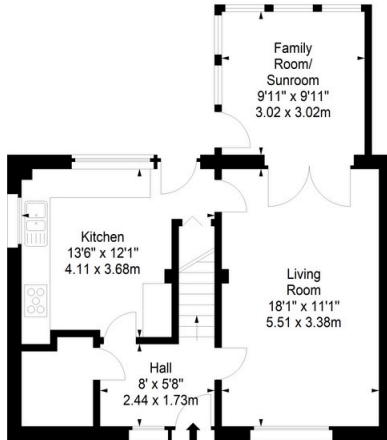
Quietly located within a residential area, this light and airy end terraced villa is situated within the sought after picturesque town of South Queensferry. The property is within easy reach of amenities, primary and secondary schooling along with Dalmeny Railway Station. There is a good public transport service which passes close by and travels to Edinburgh and the Gyle Shopping Centre with the Queensferry Crossing easily accessible. The accommodation which could benefit from cosmetic upgrading would make an ideal family home and comprises; welcoming entrance hallway with large walk-in cupboard, bright sitting/dining room with double doors to the family room, well laid out kitchen, upstairs leads to three double bedrooms and bathroom with shower. There are private gardens to the front, side and fully enclosed to the rear with on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



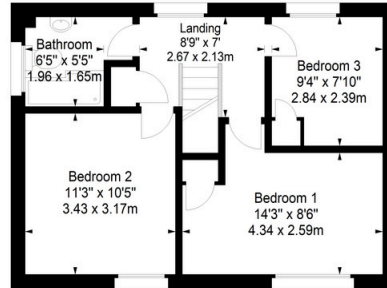
Atheling Grove,  
South Queensferry,  
Midlothian, EH30 9PG



Approx. Gross Internal Area  
1012 Sq Ft - 94.01 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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