



14 Primrose Gardens
South Queensferry, EH30 9QQ

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

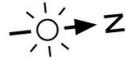
- Living Room/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Attic
- Private Rear Garden
- External Store
- Free On-Street Parking
- Double Glazing & Electric Heating
- EPC Rating –E



This well-presented first floor flat is located in a quiet cul-de-sac in the picturesque town of South Queensferry. The property is perfectly placed for access to local amenities and excellent public transport links with Dalmeny Train Station and bus links to Edinburgh within walking distance. South Queensferry's historic High Street is also easily accessible, offering a range of popular cafes, shops, bakeries and Restaurants. The accommodation comprises; spacious living room/dining room with storage cupboard, stylish fitted kitchen, one double bedroom and modern shower room with thermostatic power shower. A large attic gives ample storage space. There is a private, neatly landscaped garden to the rear and an external store cupboard. The area benefits from free on-street parking. The property is fully double glazed and has electric heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine.



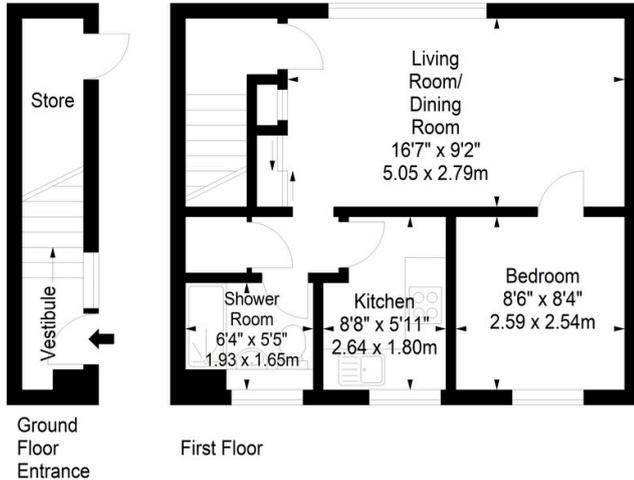
**Primrose Gardens,
South Queensferry,
Midlothian, EH30 9QQ**



Approx. Gross Internal Area
423 Sq Ft - 39.30 Sq M
Store

Approx. Gross Internal Area
24 Sq Ft - 2.23 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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