44 Atheling Grove
South Queensferry, EH30 9PF

Deans
Solicitors & Estate Agents LLP

MID TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Three Double Bedrooms
- Bathroom
- WC Apartment
- Home Office/Studio
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Off-Street Parking
- EPC Rating – C

Quietly positioned within an established residential estate, this lovely and well-presented mid terraced villa is located in the picturesque town of South Queensferry. The property is within walking distance of amenities including a Tesco Supermarket, easy reach of the local primary and secondary schools and Dalmeny Railway Station. There is a good public transport service which passes close by and travels to the City Centre and Gyle Shopping Centre with the Queensferry Crossing a short distance away. In move-in condition, the well-proportioned accommodation would make an excellent family home and comprises; welcoming entrance hallway, light and airy sitting room with patio doors to the rear garden, good sized dining kitchen and W.C. apartment. Upstairs to three delightful double bedrooms and stylish bathroom with separate shower enclosure. There are private gardens to the front with the rear garden being fully enclosed and laid with small, paved patio and astroturf for ease of maintenance. There is also a home office/studio which has been fitted with a desk and has double glazing an heating along with a small garden shed. Further benefits include gas central heating, double glazing and off-street parking. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.

Atheling Grove,
South Queensferry,
Midlothian, EH30 9PF

SquareFoot

Approx. Gross Internal Area
976 Sq Ft - 90.67 Sq M
For identification only. Not to scale.
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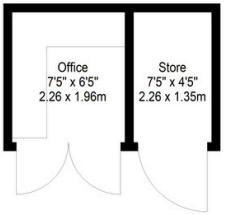
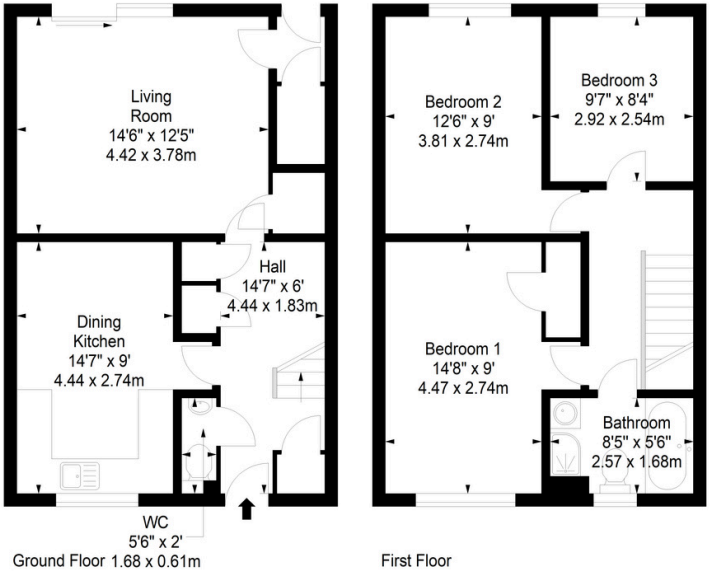
Office/ Store
Approx. Gross Internal Area
86 Sq Ft - 6.32 Sq M





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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