



41 Provost Milne Grove  
South Queensferry, EH30 9PJ

**deans**   
Solicitors & Estate Agents LLP



## TERRACED HOUSE

- Living Room
- Dining Room
- Kitchen
- W.C.
- Three Bedrooms
- Shower Room
- Private Front & Rear Garden
- Driveway
- Gas Central Heating
- EPC Rating – C



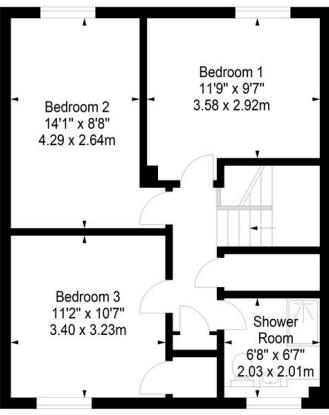
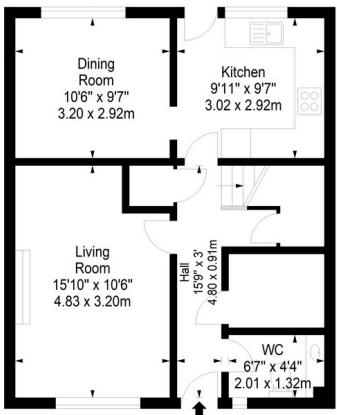
Forming part of a quiet cul-de-sac, this well-proportioned mid-terrace villa is located in the picturesque seaside town of South Queensferry. Ideally positioned, the property enjoys easy access to a wide range of local amenities and highly regarded primary and secondary schools. Dalmeny Railway Station and the Queensferry Crossing are close by, offering excellent transport links to both the north and south. The accommodation comprises; welcoming entrance hallway with cloakroom/W.C. apartment, large walk-in storage cupboard, bright and well-proportioned living room with feature fireplace, dining room and separate fitted kitchen. Upstairs leads to three generous double bedrooms and shower room (with scope to extend or reconfigure subject to the necessary consents). Externally, the property benefits from well-maintained gardens to both the front and rear with a driveway providing off-street parking for one car and unrestricted on-street parking. The property has good storage, double glazing and gas central heating and further benefits from recent upgrades to the electricity supply network which is being actioned around South Queensferry. Included in the sale are fitted carpets and floor coverings, curtains, cooker, oven, hob, washing machine, and light fittings. Other items may be available by separate negotiation. All appliances are sold as seen, with no warranty provided.



**Provost Milne Grove,  
South Queensferry,  
Midlothian, EH30 9PJ**



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.