



97 Provost Milne Grove
South Queensferry, EH30 9PL

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

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



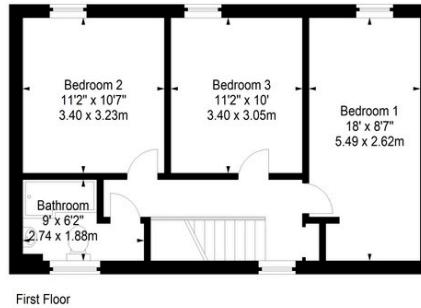
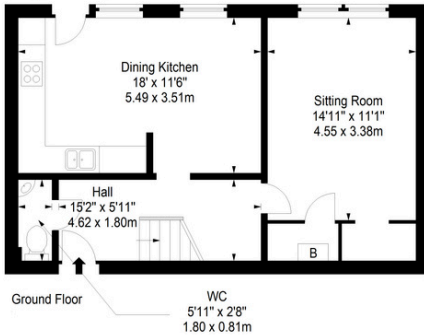
Forming part of a peaceful cul-de-sac within a popular residential development, this attractive and well-maintained end-terraced house is situated in the picturesque town of South Queensferry. The property enjoys close proximity to a wide range of local amenities and is within easy walking distance of both primary and secondary schools, as well as Dalmeny Railway Station. A regular bus service operates nearby, providing convenient links to Edinburgh City Centre and the Gyle Shopping Centre, while the Queensferry Crossing is also easily accessible. In move-in condition the accommodation comprises; a welcoming entrance hallway with WC apartment off, bright and spacious sitting room (currently being used as a bedroom), stylish kitchen/dining room with door to the rear garden, upstairs leads to three delightful good-sized double bedrooms and contemporary bathroom with shower over. Externally, there is a private fully enclosed rear garden laid with paving stones for ease of maintenance and off-street parking. Further benefits include double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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



Approx. Gross Internal Area
1062 Sq Ft - 98.66 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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