



13 Killiekrankies Path  
South Queensferry, EH30 9AE

**deans**   
Solicitors & Estate Agents LLP

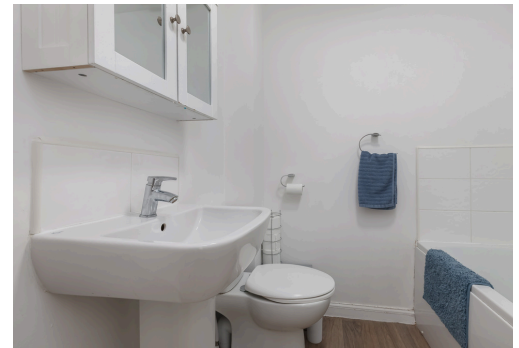
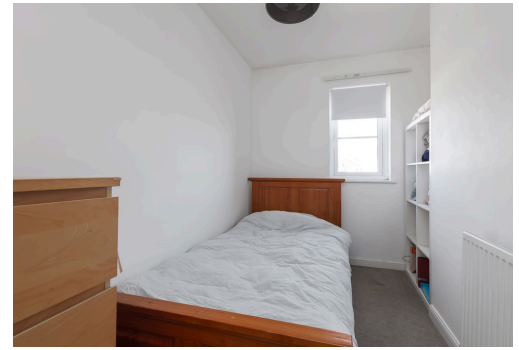


## MID TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Utility/WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Off-Street Residents Parking
- EPC Rating - B



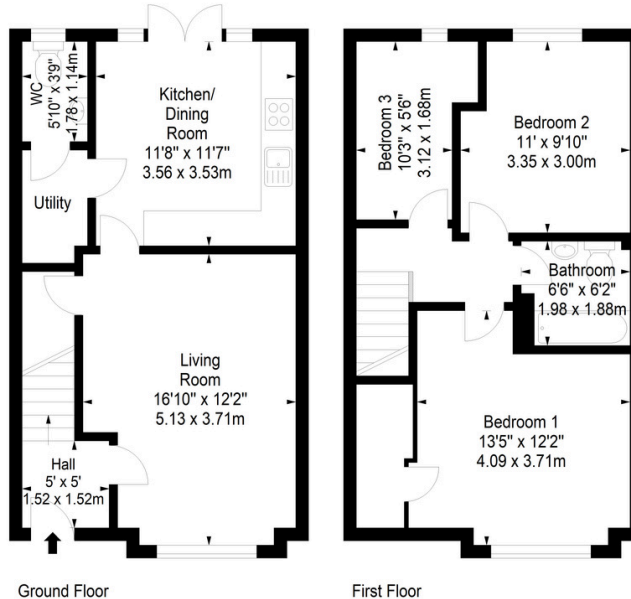
Peacefully located and forming part of a modern development, this light and airy mid terraced villa is situated within the picturesque town of South Queensferry. The property is within walking distance of Dalmeny Railway Station, local primary and secondary schools and easy reach of a variety of amenities. A good public transport service passes close by which travels to Edinburgh City Centre and the Gyle Shopping Centre with the Queensferry Crossing a short drive away. The accommodation would make an ideal purchase for the young professionals/family and comprises; entrance hall, lovely sitting room, modern dining kitchen with French doors to the rear garden and utility/WC apartment off. Upstairs leads to three delightful bedrooms/master having built-in wardrobes and bathroom with white suite and shower over. There is a small section of private garden ground to the front with a fully enclosed rear garden with gate which provides access to the off-street residents parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and wardrobes in bedroom 2. All appliances included in the sale are sold as seen with no warranty provided.



**Killiekrankies Path,  
South Queensferry,  
Midlothian, EH30 9AE**



Approx. Gross Internal Area  
898 Sq Ft - 83.42 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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