

6 Kempston Place
South Queensferry, EH30 9QW

Deans
Solicitors & Estate Agents LLP





MID TERRACED VILLA

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Wet Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating - C



Quietly positioned within a residential estate, this bright and spacious mid-terraced villa is situated within the sought after town of South Queensferry. Within walking distance of primary and secondary schooling and Dalmeny Railway Station. A variety of amenities can be found within the town along with a good public transport service. Requiring upgrading and modernisation the accommodation comprises; entrance hall with good storage, dual-aspect sitting/dining room, fitted kitchen with door to the rear, upstairs leads to three good sized bedrooms and wet room. There are private gardens to the front and rear of the property along with on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, cooker, fridge/freezer, washing machine and tumble dryer. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Manor Estates, with an approximate annual factoring fee of £77.02.



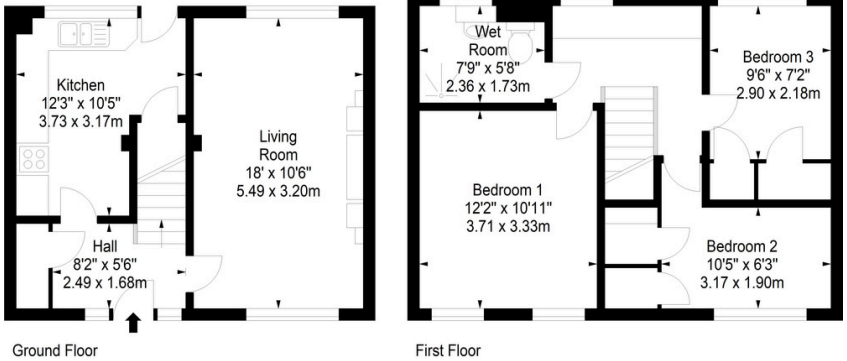




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South Queensferry,
Midlothian, EH30 9QW

SquareFoot

Approx. Gross Internal Area
865 Sq Ft - 80.36 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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