



Deans Properties

Deans Solicitors and Estate Agents LLP



83 DUNDAS AVENUE
SOUTH QUEENSFERRY, EH30 9QA



MID TERRACED VILLA

- Sitting Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Band – C



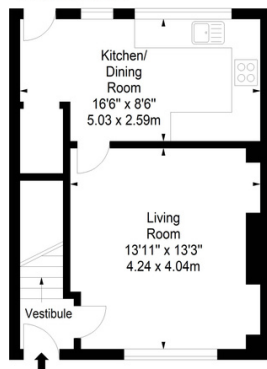
Situated within a quiet residential estate, this lovely and well-presented extended mid terraced villa is located in the sought after picturesque town of South Queensferry. The property is within walking distance of Dalmeny Railway Station, reputable primary and secondary schools and close to good amenities. The well laid out accommodation would make an ideal family home and comprises; entrance hall, attractive south facing sitting room, fitted breakfasting kitchen with door to garden, three good sized double bedrooms with the top floor bedroom boasting views over the Firth of Forth and the three iconic bridges and modern bathroom with shower. There are private established gardens to the front and rear of the property with free on-street parking. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided



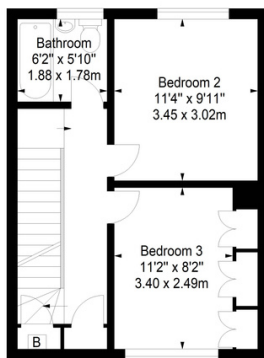
Dundas Avenue,
South Queensferry, EH30 9QA



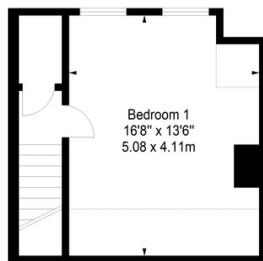
Approx. Gross Internal Area
1045 Sq Ft - 97.08 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Second 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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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk

