



Deans Properties

Deans Solicitors and Estate Agents LLP



22 Clufflat Brae
South Queensferry, EH30 9YQ



DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Conservatory
- Utility Room
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Private Rear Garden
- Garage & Driveway
- EPC Band - D



Forming part of an established modern development in a quiet cul-de-sac setting, this beautifully presented detached villa is situated within the picturesque town of South Queensferry. The property is close to a variety of amenities with Dalmeny Railway Station and the Queensferry Crossing being easily accessible. In move-in condition, the accommodation would make an ideal family home and comprises; entrance vestibule, attractive sitting room with open plan staircase and double doors to the bright well laid out modern dining kitchen, utility room, conservatory, upstairs leads to a lovely master bedroom with stylish en-suite shower room, two further delightful double bedrooms and family bathroom with white three piece suite with shower over. There is a well maintained fully enclosed south facing rear garden with mono-block driveway and integrated single garage. The property benefits from gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, all window coverings, all ceiling lights except one in the sitting room, Ikea units in bedroom 2, cooker, hood, integrated dishwasher, fridge-freezer, integrated freezer, washing machine, tumble dryer and microwave. All appliances included above are sold as seen with no warranty provided.

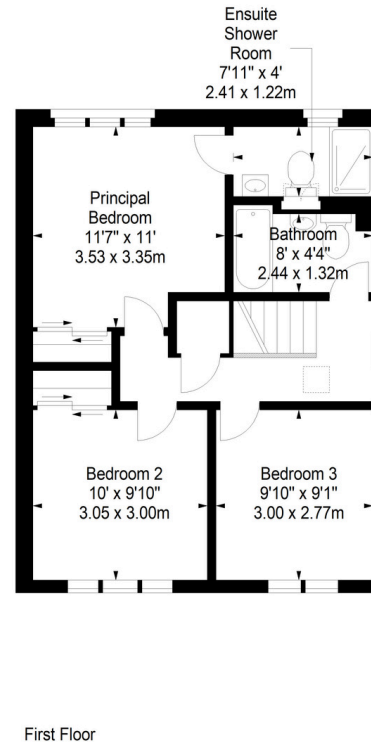
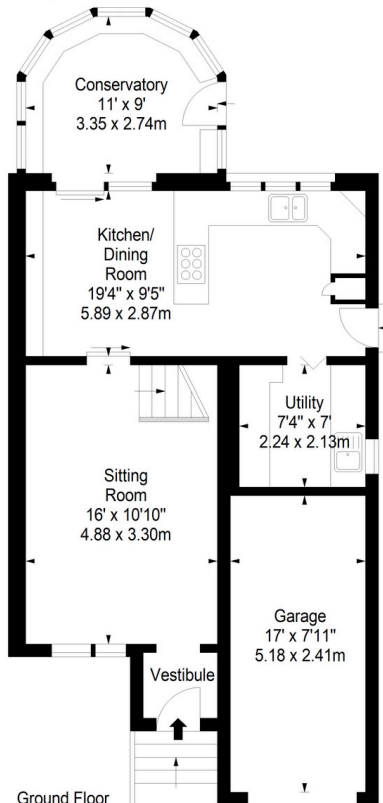




**Clufflat Brae,
South Queensferry,
Midlothian, EH30 9YQ**



Approx. Gross Internal Area
1201 Sq Ft - 111.57 Sq M
(Including Garage)
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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