



GILSON GRAY

LAW • PROPERTY • FINANCE

44 LAWSON CRESCENT
South Queensferry, Edinburgh, EH30 9JE



Set on an established residential street in South Queensferry, this semi-detached house offers a spacious, south-facing living room, a breakfasting kitchen, three bedrooms, and a shower room, plus a front garden, a large rear garden, and access to unrestricted on-street parking. The home offers an ideal opportunity for modernisation, giving the new owner a blank canvas to style to their own tastes and requirements.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale, as well as a freestanding fridge/freezer and washing machine. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached house in South Queensferry
- Close to amenities and the train station
- Potential for modernisation
- Hall with built-in storage
- South-facing living room
- Breakfasting kitchen
- Three double bedrooms with storage
- Bright shower room
- Neatly kept front and rear gardens
- Unrestricted on-street parking
- EPC rating - C
- Council Tax Band - C







“THREE DOUBLE BEDROOMS
WITH STORAGE AND A
BRIGHT SHOWER ROOM”



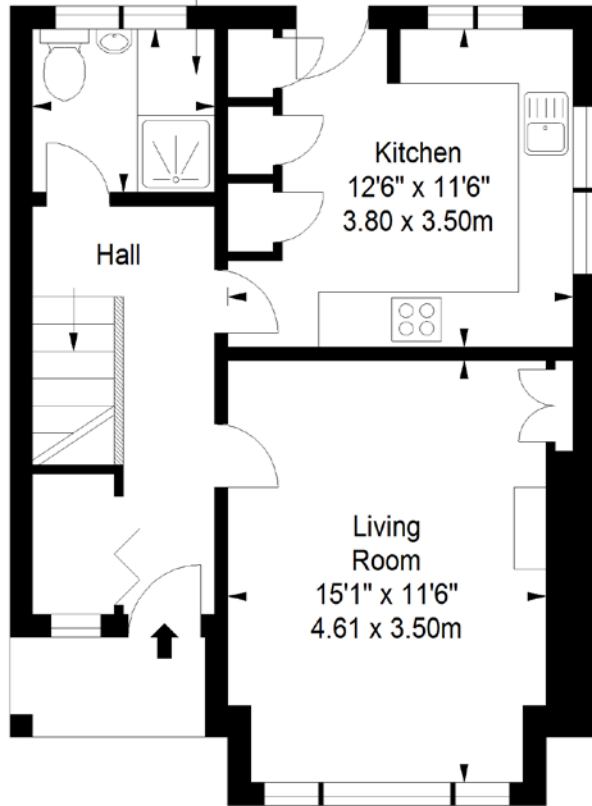


FLOORPLAN

Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)

Shower Room
6'7" x 5'11"
2.00 x 1.81m



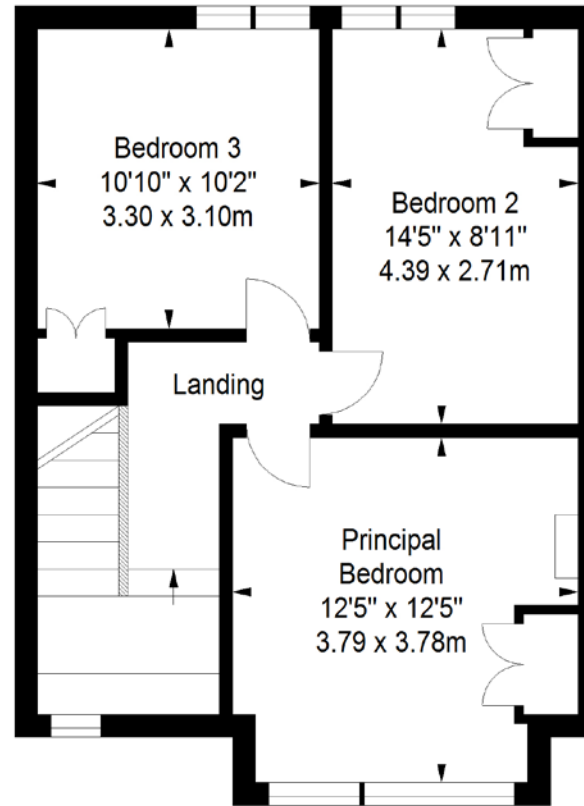
Kitchen
12'6" x 11'6"
3.80 x 3.50m

Hall

Living Room
15'1" x 11'6"
4.61 x 3.50m

First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Bedroom 3
10'10" x 10'2"
3.30 x 3.10m

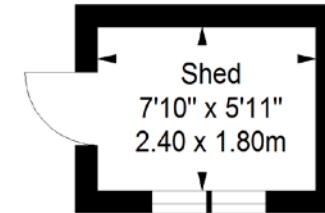
Bedroom 2
14'5" x 8'11"
4.39 x 2.71m

Landing

Principal Bedroom
12'5" x 12'5"
3.79 x 3.78m

Shed

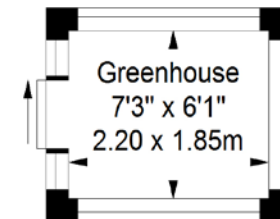
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
7'10" x 5'11"
2.40 x 1.80m

Greenhouse

Approx. 4.0 sq. metres (43.1 sq. feet)



Greenhouse
7'3" x 6'1"
2.20 x 1.85m

Total area: approx. 99.2 sq. metres (1067.8 sq. feet)



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BORDERS

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