





## 93 Moubray Grove, South Queensferry, EH30 9PD

### Description

Bright and spacious end terraced villa with generous corner plot with gardens to the front, side and rear. There is a private garage and off street parking available nearby. The property has excellent potential and is located in an established residential development within South Queensferry. Given the large plot to the side, there is scope to substantially extend the property.

The accommodation comprises:

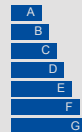
- Entrance hall with carpeted staircase with deep walk-in storage cupboard with consent to be converted into a downstairs WC
- Generously proportioned sitting / dining room with large picture windows to the front and rear
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with stainless steel sink and appliances including gas hob, electric double oven, washing machine, tumble dryer and fridge
- Upstairs landing with storage cupboard and hatch to the loft, which provides additional storage
- Two spacious front facing double bedrooms, the larger of which has a storage cupboard / wardrobe; there are pleasant views of the Forth Bridges to the front
- Good sized third bedroom with window overlooking the rear garden
- Family bathroom fitted with bath with shower over, pedestal wash basin and WC; the walls are lined with wall board which gives it a lovely clean finish



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
C



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### Outside and Gardens

The rear garden is paved and has a pleasant south facing aspect. There is a large landscaped garden to the side of the property which is mostly laid to lawn with well stocked borders. The front garden has a variety of established shrubs. There is a single garage, situated in a row of garages located a short walk from the property.

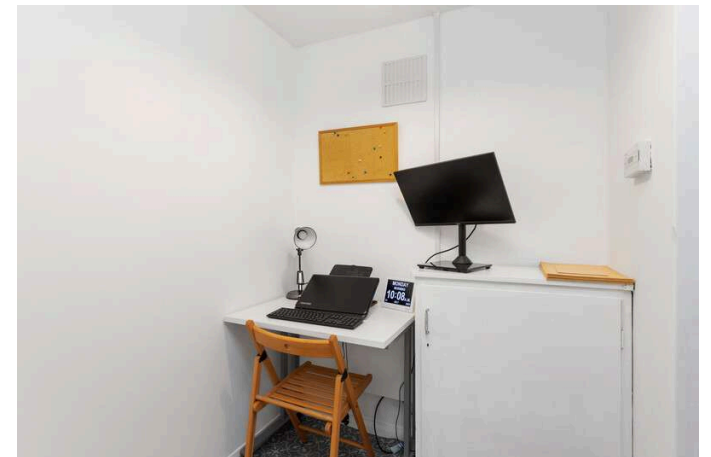
### Location

The property is situated in the historic burgh of South Queensferry on the south shore of the Firth of Forth. A number of local shops, bars, bistros and restaurants as well as a large Tesco Superstore can be found locally. There are both Primary and Secondary Schools in the village, as well as sport and medical facilities. There are convenient bus services to Edinburgh and Fife, and the burgh is served by Dalmeny Railway Station. There are excellent road links to all major routes.

### Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council Tax Band - C



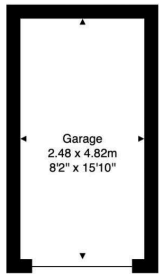








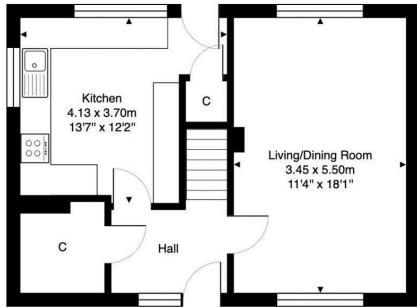




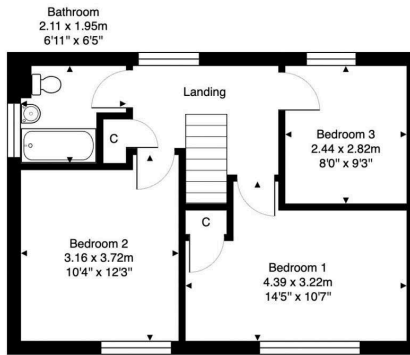
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Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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