



1 Edinburgh Road  
South Queensferry, EH30 9HR

**Deans**   
Solicitors & Estate Agents LLP



## END TERRACED VILLA

- Sitting Room
- Kitchen
- Utility Area
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Private Rear Garden & Driveway
- EPC Rating - D





Nestled on the banks of the River Forth, this charming end terraced villa (circa 1750) is located within the picturesque seaside town of South Queensferry. The building is one of the few to retain its forestairs and it is known that other buildings in the town once shared this typical seatown feature. The property is situated on the High Street with it's many bars and restaurants with further amenities within easy reach. Dalmeny Railway Station and the Queensferry Crossing is a short distance away and provides quick and easy access to the North and South.

The accommodation which now requires upgrading and modernisation has potential to create a lovely home boasting fantastic views over the Firth of Forth. Ground Floor: Welcoming reception hallway with spiral stairs to upper level and two double bedrooms/one with en-suite bathroom. Upper Floor: Sitting room with door to side of the property, kitchen, utility area and double bedroom. There is a large workshop/cellars located in the basement (original stables).

The property benefits from gas central heating. One of the best features is the exceptional views from the rooms in the property of the iconic bridges as well as the views in the private established rear garden. The driveway provides parking for up to four cars offering convenient off-street parking. Included in the sale are fitted carpets & floor coverings, cooker, washing machine and light shades. The appliances included are sold as seen with no warranty provided.





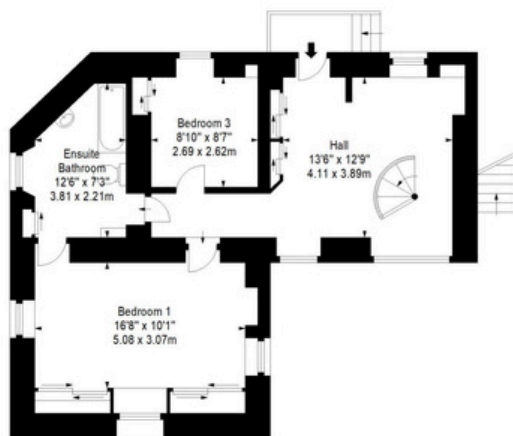
1-3 Edinburgh Road,  
South Queensferry, EH30 9HR



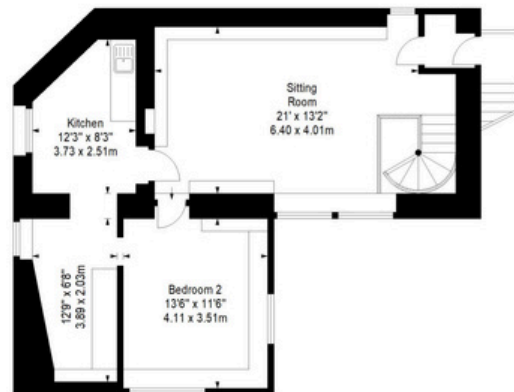
Approx. Gross Internal Area  
2062 Sq Ft - 191.56 Sq M  
(Including Cellar & Workshop)  
For identification only. Not to scale.  
© SquareFoot 2024



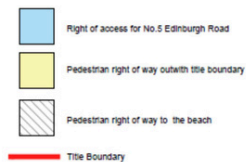
Lower Ground Floor



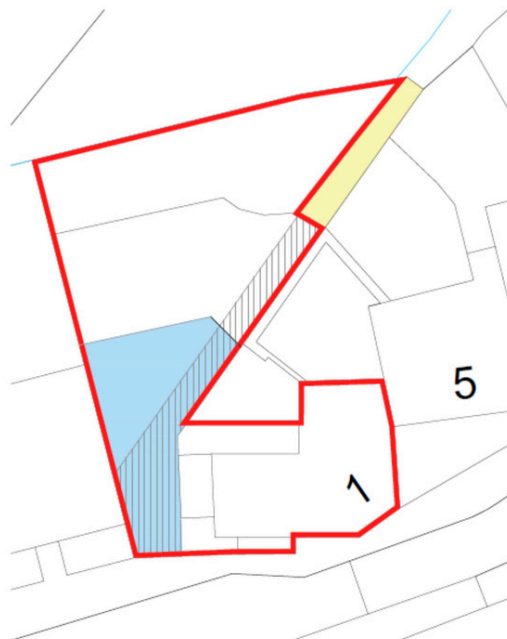
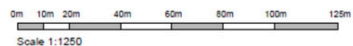
Ground Floor



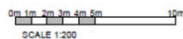
First Floor



## Location Plan



## Block Plan



Western

All dimensions to be checked on site prior to construction and manufacture, and any discrepancies to be reported to Handies LLP prior to ordering of materials and prior to carrying out any construction work.

© This drawing is copyright of Handies LLP and must not be reproduced in whole or part without prior written permission. This drawing must not be scaled for construction purposes.

## CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

The designs on this drawing are prepared with the consideration of the need to identify hazards and give regard to the hierarchy of risk control.

This drawing is to be read in conjunction with project specific standard hazard and risk assessment, where relevant

Works to be carried out in accordance with the Construction Phase Health & Safety plan prepared by the Principal Contractor

A	Right of access for the E-Access	7/1/2011	1/1/2012	10/1/2012
---	----------------------------------	----------	----------	-----------



The Signature Building  
8 Pitreavie Court  
DUNFERMLINE  
KY11 8UU

tel: 01283 751 847  
email: [charles@hardies.co.uk](mailto:charles@hardies.co.uk)  
web: [hardies.co.uk](http://hardies.co.uk)  
Office at: Aberdeen, Cardiff, Dundee, Exeter, Fife,  
Glasgow, Glasgow, Harrogate, Inverness,  
Kilmarnock, Paisley, Perth, Stirling, St Andrews

client  
**Gavin McKinnon**

project  
1-3 Edinburgh Road  
South Queensferry

drawing title  
*Title plan*

status  
**LEGAL**

date	scale	drawn by	checked by
19.03.24	A.1@A3	TM	VW

job no.	drawing no.	revision
24-0512	01	A





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.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)