



10a East Terrace
South Queensferry EH30 9HS

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



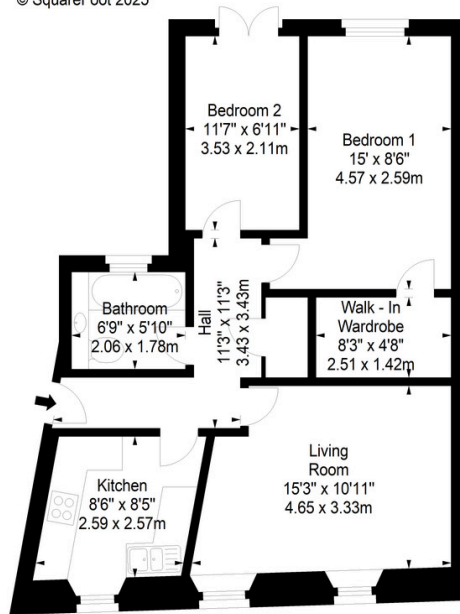
This unique and rarely available ground floor flat forms part of a traditional building (circa 1700) and is situated just off the historic High Street of the picturesque seaside town of South Queensferry, close to many popular amenities including shops, bars, cafes and restaurants. Dalmeny Railway Station and the Queensferry Crossing are close by providing quick and easy access to Edinburgh and the North. The accommodation comprises; a welcoming hallway, living room, separate kitchen, two good-sized double bedrooms (one with walk-in wardrobe) and stylish bathroom with shower over bath and electric underfloor heating. Externally, there is an extensive private garden to the rear offering fantastic views to the famous Forth Bridges. There is free on-street parking in the area. The property has secondary double glazing to the front, double glazing to the rear and gas central heating. Included in the sale are the floor coverings, curtains, cooker, oven, hob, hood, fridge freezer and washing machine. All included appliances are sold as seen with no warranty provided.



East Terrace,
South Queensferry, EH30 9HS



Approx. Gross Internal Area
640 Sq Ft - 59.46 Sq M
For identification only. Not to scale.
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Ground 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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