



**48 South Scotstoun
South Queensferry, EH30 9YD**

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR UPPER VILLA

- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Off-Street Parking
- EPC Rating- C



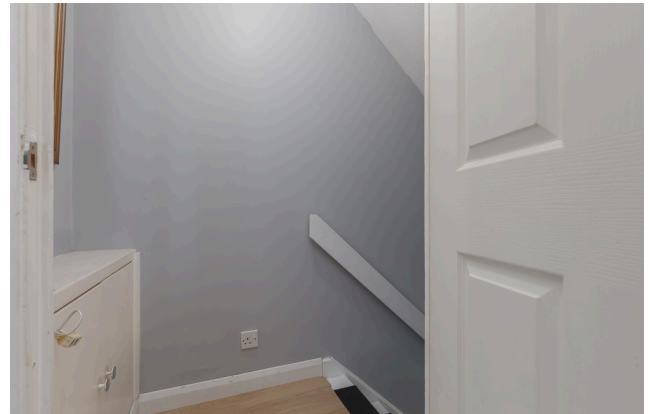
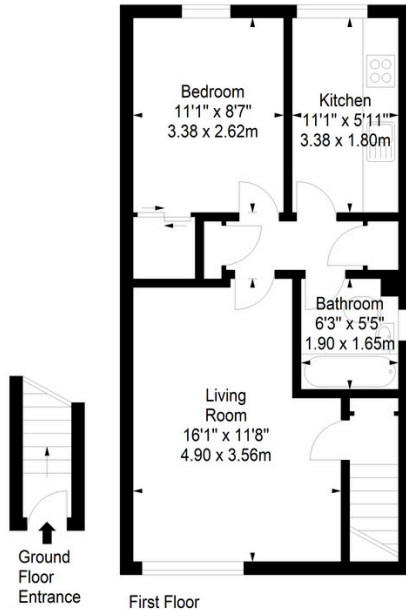
Quietly positioned within an established residential development, this lovely, well-presented main door upper villa is located within the sought-after seaside town of South Queensferry. The property is close to a variety of amenities and easy reach of Dalmeny Railway Station and the Queensferry Crossing. A good public transport services travels to the City Centre and the Gyle Shopping Centre. In move-in condition the accommodation would make an ideal first purchase and comprises; entrance stairs to upper hall, attractive lounge/dining room, modern well laid out kitchen, good sized double bedroom with built-in wardrobes and contemporary fully tiled bathroom with white suite and shower. The property is situated within well maintained communal garden grounds with off-street residents parking. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the curtains, oven, hob, hood, fridge freezer, washing machine and light shades. All appliances are sold as seen with no warranty provided.



South Scotstoun,
South Queensferry,
Midlothian, EH30 9YD



Approx. Gross Internal Area
478 Sq Ft - 44.41 Sq M
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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

[deansproperties.co.uk](https://www.deansproperties.co.uk)