



**35 Dundas Avenue  
South Queensferry, EH30 9QA**

**Deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED VILLA

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- On-Street Parking
- EPC Rating- C





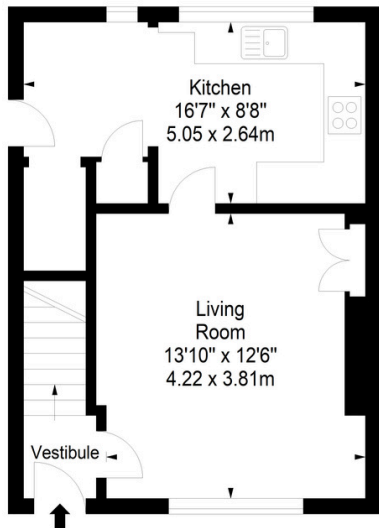
Quietly positioned within a residential estate, this light and airy semi-detached villa is located within the sought-after seaside town of South Queensferry. The property is close to a variety of amenities and within walking distance of primary & secondary schooling along with Dalmeny Railway Station. The Queensferry Crossing is easily accessible and there is a good public transport service traveling to the City Centre and the Gyle Shopping Centre. The spacious accommodation which now requires some cosmetic upgrading would make an ideal purchase for the young professionals and comprises; entrance hall, bright well-proportioned sitting room, modern fitted kitchen with door to the side of the property, two good sized double bedrooms and bathroom with white suite and shower over. There are well maintained gardens to the front and fully enclosed to the rear with on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and tumble dryer. All appliances are to be sold as seen with no warranty provided.



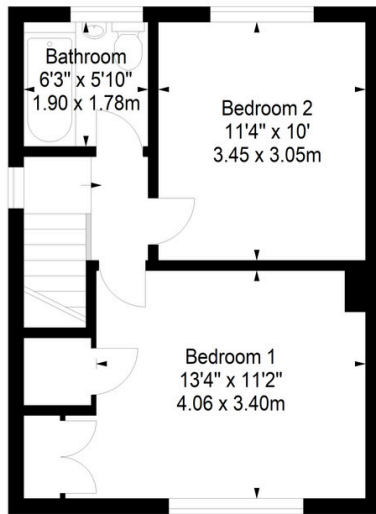
Dundas Avenue,  
South Queensferry,  
Midlothian, EH30 9QA



Approx. Gross Internal Area  
760 Sq Ft - 70.60 Sq M  
For identification only. Not to scale.  
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Ground Floor



First 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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