



16 Springfield Lea
South Queensferry, EH30 9XD

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED HOUSE

- Living/ Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Front and Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



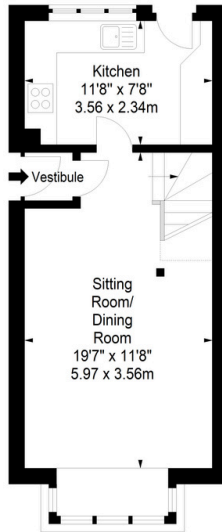
Forming part of a peaceful cul-de-sac, this well-proportioned semi-detached residence is located in the highly desirable town of South Queensferry. The property enjoys convenient access to a wide range of local amenities, as well as excellent transport links, including proximity to the Queensferry Crossing and a short drive to Dalmeny Railway Station, offering connections both north and south. The accommodation comprises a welcoming entrance hallway, a generously sized, attractive living/dining room, a contemporary fitted kitchen, two well-proportioned double bedrooms/ both with built in wardrobes, and a bathroom featuring a shower over the bath. Externally, the property benefits from a well-maintained private garden to the front, while the rear includes a driveway providing off-street parking. Additional features include full double glazing and gas central heating throughout. Included in the sale are the fitted carpets and floor coverings, as well as the oven, hob, extractor hood, fridge-freezer, washing machine, and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



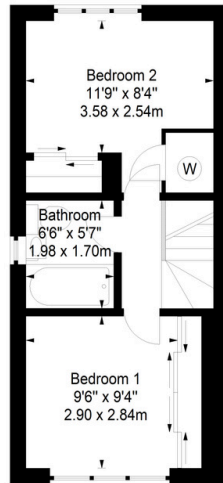
Springfield Lea,
South Queensferry,
Midlothian, EH30 9XD



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk