



18 The Loan  
South Queensferry, EH30 9NS

**Deans**   
Solicitors & Estate Agents LLP





## VILLA

- Sitting/Dining Room
- Kitchen
- Utility Room
- Four Double Bedrooms
- Study
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- EPC Rating - C



A unique opportunity has arisen to purchase this appealing and well-presented villa, boasting panoramic views over the Firth of Forth in the picturesque town of South Queensferry. Ideally located, the property is within easy reach of a variety of local amenities including doctor and dental surgeries, and local primary and secondary schooling. It is also within walking distance of Dalmeny Railway Station offering convenient commuting options. The Queensferry Crossing, major motorway networks, and Edinburgh Airport are also easily accessible. This spacious and well-maintained home offers versatile accommodation ideal for modern family living. Entrance vestibule leads into a welcoming hallway and through to a generously proportioned, south-facing sitting/dining room featuring a charming fireplace and large picture window overlooking the garden. A modern kitchen with a separate utility room provides a practical layout for everyday living. Accommodation continues with two delightful double bedrooms, both with built-in wardrobes, a dedicated office/study, and a family bathroom complete with a separate shower enclosure. A staircase leads to the upper floor, which features a beautifully proportioned split-level sitting room/bedroom 4 (alternatively could be separated into two bedrooms) with a feature fireplace and impressive views of the three bridges. There is also a spacious further double bedroom with built-in wardrobes and a separate shower room. Externally, the home enjoys well-tended, mature and fully enclosed private gardens to the front, side, and rear, with the front garden benefitting from a sunny south-facing aspect. A driveway offers off-street parking and leads to a single garage. Additional features include a garden shed and greenhouse, providing excellent outdoor storage and gardening opportunities. The property also benefits from gas central heating and double glazing throughout. The property will be sold as seen and included in the sale are fitted carpets, floor coverings, all blinds and curtains (with the exception of the curtains in the family/dining room and sitting room), oven, hob, hood, large fridge and chest freezer, washing machine, dishwasher, tumble dryer, and wrought iron bench in the rear garden. All appliances are sold as seen with no warranty provided.







**The Loan,  
South Queensferry,  
EH30 9NS**

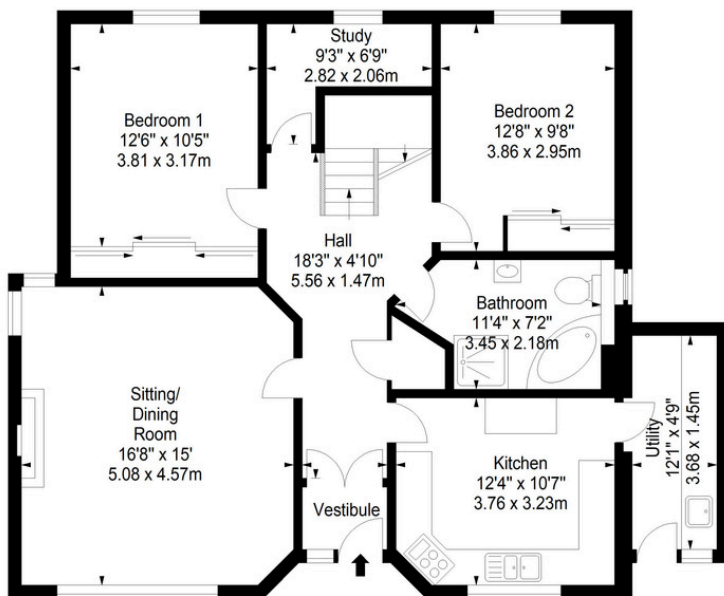


Approx. Gross Internal Area  
1772 Sq Ft - 164.62 Sq M  
Garage

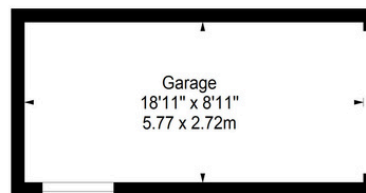
Approx. Gross Internal Area  
171 Sq Ft - 15.89 Sq M

For identification only. Not to scale.

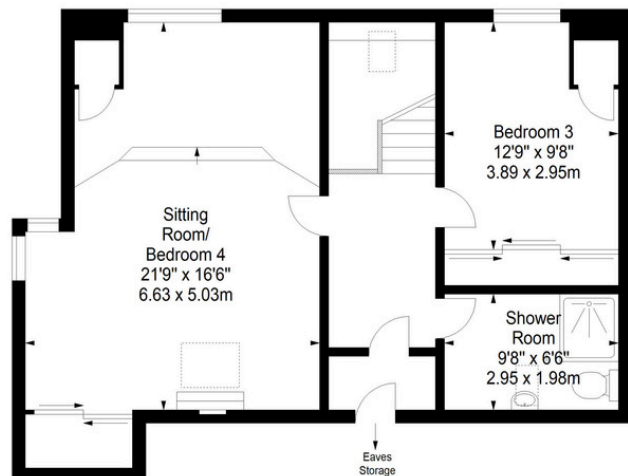
© SquareFoot 2025



Ground Floor



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

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