



3B Shore Road
South Queensferry, EH30 9RD

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Living/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Sunroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating - C



A unique opportunity has arisen to purchase this lovely semi-detached villa with direct access to the beach and boasting fantastic panoramic views over the Firth of Forth and the iconic three bridges within the picturesque seaside town of South Queensferry. The property is within walking distance of a variety of amenities, the High Street and Port Edgar Marina. The Queensferry Crossing and Dalmeny Railway Station are within easy reach providing quick access to the North and South. In move-in condition, the accommodation would make an ideal purchase for the professional couple and early viewing is highly recommended to avoid disappointment. Entered via a delightful sun room which in turn leads to the welcoming hallway with large storage cupboard and door to the rear, generously proportioned living/dining room with large picture window to enjoy the fabulous views and contemporary well laid out kitchen. Upstairs leads to an attractive master bedroom with en-suite shower room, further good sized double bedroom and bathroom with white suite and shower over. There are immaculate well-tended private gardens to the front with the rear garden being enclosed with paved patio area and steps leading to the beach. A driveway providing off-street parking for two cars. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings along with the hob, oven, hood, washing machine, fridge-freezer, dishwasher, tumble dryer, small freezer and pro quoker kitchen tap. All appliances are sold as seen with no warranty provided.

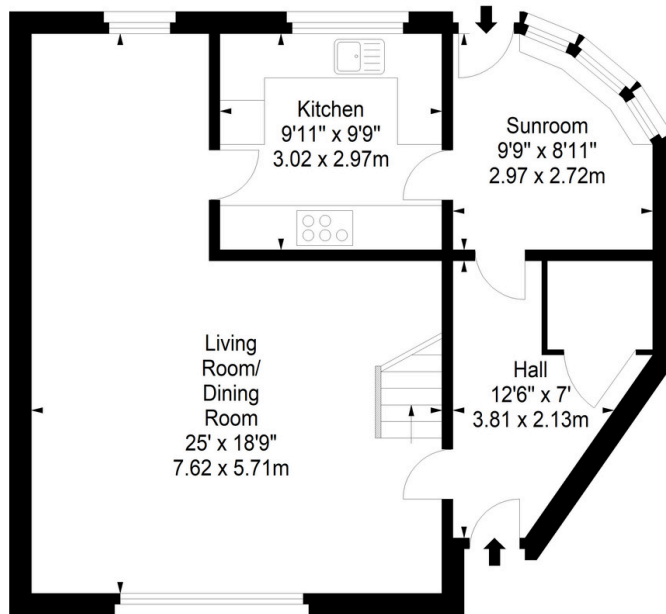




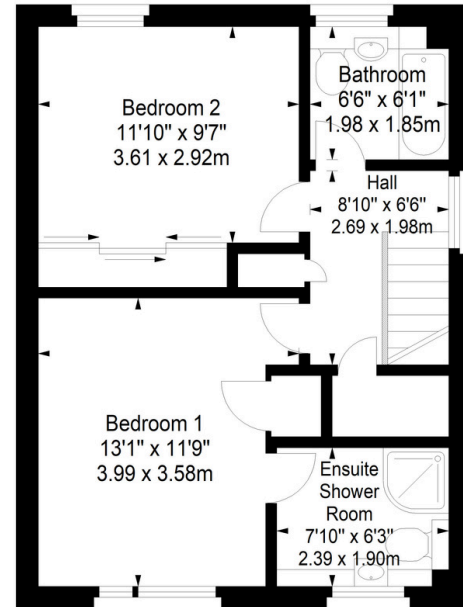
Shore Road,
South Queensferry,
Midlothian, EH30 9RD



Approx. Gross Internal Area
1116 Sq Ft - 103.68 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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