



8 Edinburgh Road
South Queensferry, EH30 9HR

deans 
Solicitors & Estate Agents LLP



MAIN DOOR UPPER STYLE VILLA

- Sitting Room
- Dining Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Garden Grounds
- On-Street Parking
- EPC Rating- C



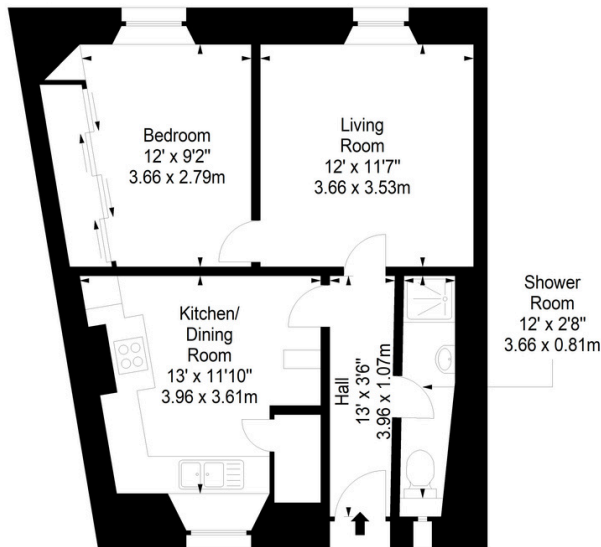
Boasting open views over the Firth of Forth and the Forth Bridges, this charming Victorian main door upper style villa is situated within the heart of the seaside town of South Queensferry. Located on the High Street the property is within walking distance of bars and restaurants along the seafront. Further amenities can be found a short distance away along with Dalmeny Railway Station and the Queensferry Crossing. The accommodation, requiring some cosmetic upgrading, would make an ideal purchase for the first time buyer and comprises welcoming entrance hall, sitting room with recessed window with fabulous panoramic views, bright dining kitchen, double bedroom with built-in wardrobes and shower room. There is a private garden along with free on-street parking in the surrounding area. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings along with the curtains, hob, oven, hood, washing machine, fridge-freezer and dish washer. All appliances are sold as seen with no warranty provided.



Edinburgh Road,
South Queensferry,
Midlothian, EH30 9HR



Approx. Gross Internal Area
514 Sq Ft - 47.75 Sq M
For identification only. Not to scale.
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Second 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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