



41 Farquhar Terrace
South Queensferry, EH30 9RW

deans 
Solicitors & Estate Agents LLP



MAIN DOOR LOWER VILLA

- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating - C



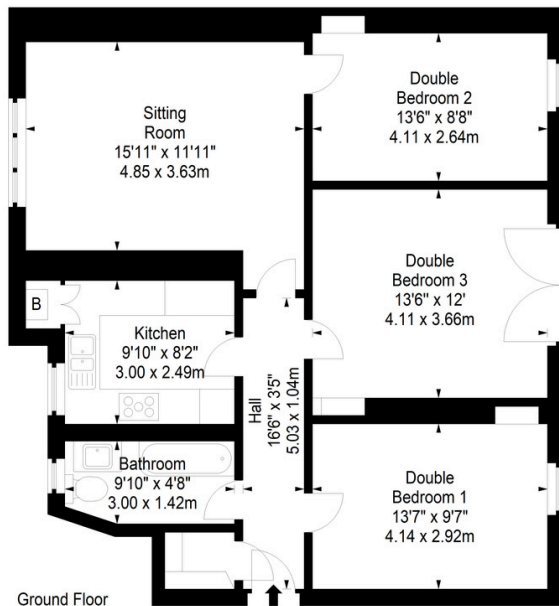
Forming part of a residential estate and within a block of 4, this stylishly presented main door lower villa is situated within the sought after town of South Queensferry. The property is close to amenities, the popular Port Edgar marina, Queensferry Crossing and easy reach of Dalmeny Railway Station. A regular public transport service passes close by and travel to Edinburgh City Centre and the Gyle Shopping Centre. In move-in condition the accommodation would make an ideal purchase for the young professionals/family and comprises; welcoming entrance hallway, attractive sitting room with French doors, stylish well laid out kitchen, 3 good sized double bedrooms and contemporary bathroom with shower over. There is a private garden to the front with driveway and a fully enclosed rear garden mainly laid to lawn with paved patio area. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings, the hob, oven and fridge-freezer. All appliances are sold as seen, with no warranty provided.



**Farquhar Terrace,
South Queensferry,
Midlothian, EH30 9RW**



Approx. Gross Internal Area
901 Sq Ft - 83.70 Sq M
For identification only. Not to scale.
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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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