



19/6 Rose Lane
South Queensferry, EH30 9XW

deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Front Garden
- Private Residents Parking
- EPC Rating- C



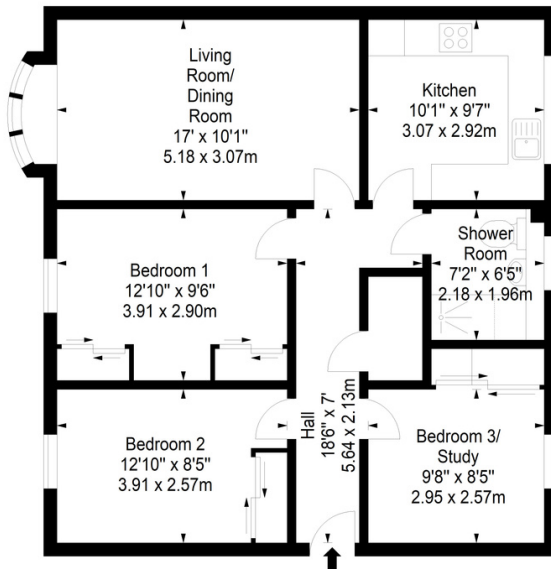
Quietly tucked away in a small courtyard development which comprises of six apartments and boasting fantastic views over the iconic three bridges and the Firth of Forth, this bright and spacious top floor flat is situated within the picturesque seaside town of South Queensferry. The property is close to many amenities including shops, doctor and dentist surgery and easy reach of the fashionable Port Edgar Marina. The Queensferry Crossing and Dalmeny Railway Station are easily accessible with a good public transport service passing close by travelling to Edinburgh City Centre. The accommodation would make an excellent purchase for young professionals and comprises: secure entry phone system, hallway, light and airy sitting/dining room, fitted breakfasting kitchen, three good sized double bedrooms all with built-in wardrobes and shower room. There is a small communal garden to the front of the property with private residents parking available to the rear. Further benefits include gas central heating, double glazing and large attic storage. Included in the sale: fitted carpets and floor coverings, oven, hob, dishwasher, microwave and washing machine. All appliances are sold as seen with no warranty provided.



Rose Lane,
South Queensferry,
Midlothian, EH30 9XW



Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk