



38/1 Shore Road
South Queensferry, EH30 9SG

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating & Double Glazing
- Communal Garden Grounds
- Allocated Parking Space
- EPC Rating- D



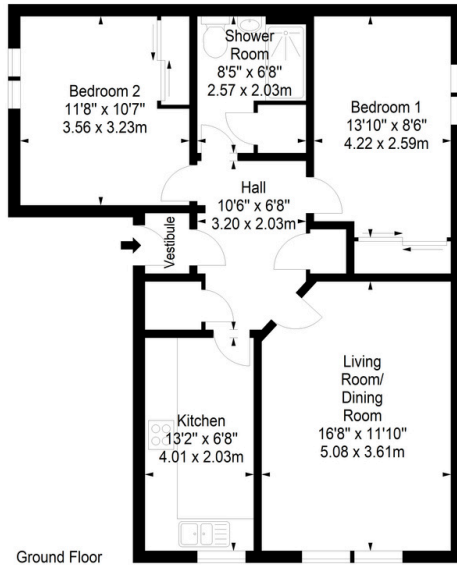
Forming part of a small established modern development, this light and airy ground floor flat with partial views over the Firth of Forth is located within the sought after picturesque town of South Queensferry. The property is within walking distance of the fashionable Port Edgar Marina and within easy reach of a variety of amenities including doctor and dentist surgeries. The Queensferry Crossing and Dalmeny Railway Station are easily accessible along with a regular public transport service which travels to Edinburgh City Centre. The well laid out accommodation would make an ideal purchase for the professional/retired couple and comprises; secure entry phone system, welcoming hallway with good storage, south facing living room with solid wood flooring, fitted kitchen, two good sized double bedrooms both with built-in wardrobes and walk-in shower room. There are well maintained communal garden grounds along with an allocated parking space. Further benefits include electric heating and double glazing. All appliances are sold as seen with no warranty provided.



Shore Road,
South Queensferry,
Midlothian, EH30 9SG



Approx. Gross Internal Area
723 Sq Ft - 67.17 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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