



28 Society Road
South Queensferry, EH30 9RX

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room
- Dining Kitchen
- Conservatory
- Utility Room
- W.C.
- Four Bedrooms (En-Suite)
- Bathroom
- Private Front & Rear Garden
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – C



This well-presented semi-detached home, offering views of the Forth Road Bridge, is located in the picturesque town of South Queensferry. The property is conveniently close to a wide range of local amenities and Dalmeny Train Station, which provides quick links both north and south. The ground floor accommodation includes a welcoming entrance hallway, bright living room, spacious and well-equipped dining kitchen, a large utility room, separate W.C., and conservatory. Upstairs, there are four generously sized bedrooms—three with fitted wardrobes and one with an en-suite—as well as a family bathroom with a shower over the bath. Externally, the property benefits from well-maintained front and rear gardens, along with a driveway and garage offering off-street parking. The property features include double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, the oven, hob, fridge-freezer, washing machine, and dishwasher. All appliances are sold as seen with no warranty provided.

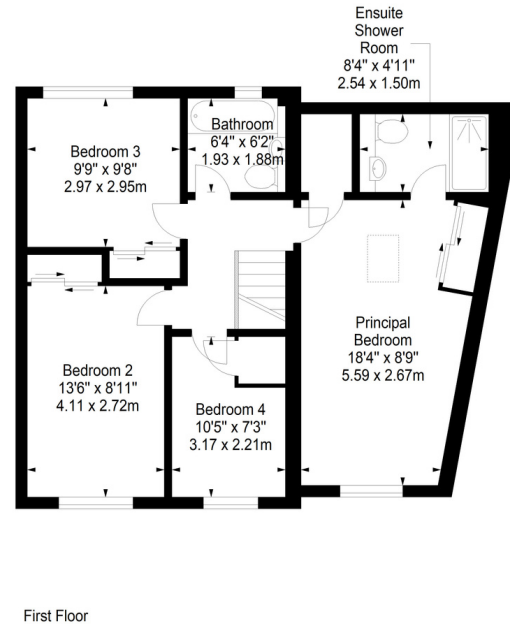
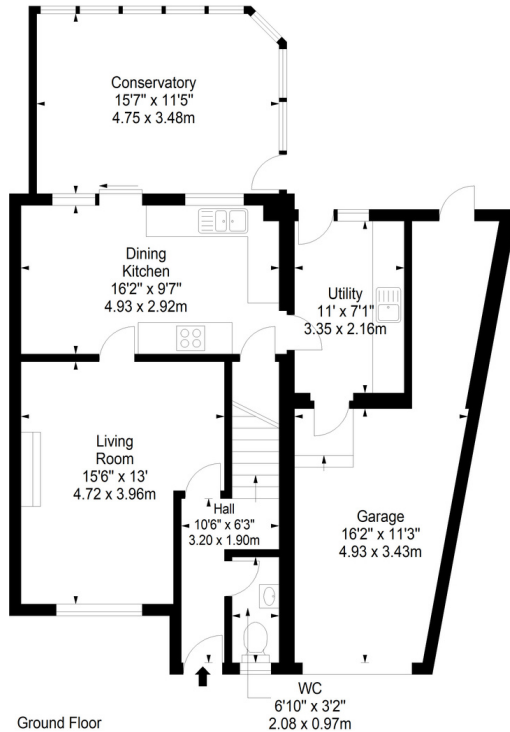




Society Road,
South Queensferry,
Midlothian, EH30 9RX



Approx. Gross Internal Area
1662 Sq Ft - 154.40 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2025





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