



5 Morison Gardens  
South Queensferry, EH30 9RJ

**deans**   
Solicitors & Estate Agents LLP



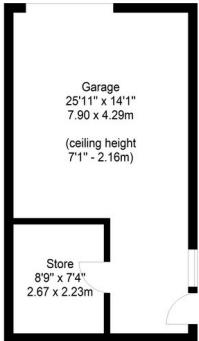
## END TERRACED HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Shower Room
- Private Front & Rear Garden
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – D



Situated in the highly desirable seaside town of South Queensferry, this well-presented semi-detached home offers an excellent opportunity for a wide range of buyers. The property benefits from close proximity to a variety of local amenities, including shops, bars, and cafés, while Dalmeny train station is conveniently located nearby, providing excellent transport links to both the north and south. The accommodation comprises a welcoming entrance vestibule, bright and spacious living room, well-appointed breakfasting kitchen, three generously sized double bedrooms, and a modern shower room. Externally, the property enjoys well-maintained private gardens to both the front and rear, with the rear garden featuring a decked seating area ideal for outdoor entertaining. A garage and driveway provide ample off-street parking. Further benefits include double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, extractor hood, washing machine, and tumble dryer. Additional items may be available by separate negotiation. All appliances are included on a sold-as-seen basis, with no warranty provided.

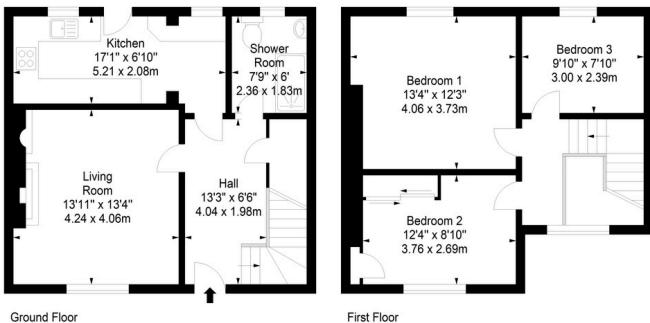




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Approx. Gross Internal Area  
962 Sq Ft - 89.37 Sq M  
Garage  
Approx. Gross Internal Area  
361 Sq Ft - 33.54 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

First 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.