










Solicitors & Estate Agents



27 Killiekrankies Path

South Queensferry | Edinburgh | EH30 9AE

An excellent opportunity to acquire this impressive end-terraced villa, featuring a private garden and allocated parking, set within a sought-after development near Dalmeny Railway Station—offering swift and convenient access to both Edinburgh and Fife. Ideal for professionals and families alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom Plus WC
-  Allocated Residents Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

This beautifully presented home offers well-proportioned and versatile living accommodation, ideal for modern family life. The ground floor welcomes you with a spacious entrance hallway that leads into a bright and inviting lounge, flooded with natural light from the French doors which open directly onto the enclosed rear garden—perfect for both relaxing and entertaining. The stylish, fully fitted kitchen is thoughtfully designed with ample storage and workspace, while a convenient WC and a useful utility cupboard complete the ground level. Upstairs, the property boasts a generous master bedroom featuring a walk-in wardrobe. A second double bedroom and a well-proportioned single bedroom provide flexible space for family, guests, or a home office. The upper floor is completed by a contemporary, well-appointed bathroom finished to a high standard.

Further benefits include gas central heating, double glazing throughout, and excellent storage solutions, including access to attic.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the private rear garden is fully enclosed and primarily laid to lawn, complemented by a low-maintenance chipped area and a paved pathway that leads to the rear gate. This provides convenient access to the private residents' parking area, ensuring both security and ease of access.

Viewing

Please contact Neilsons on 0131 625 2222.





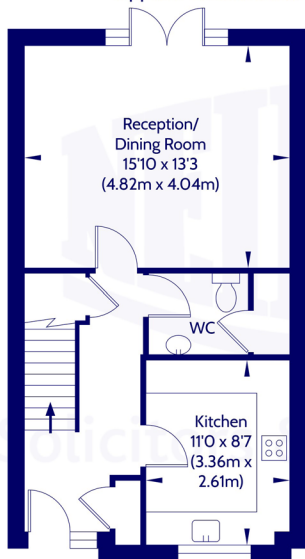
Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates

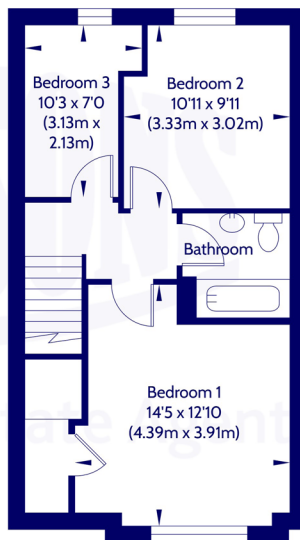




Approx. Gross Internal Floor Area 86.56 Sq M / 932 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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