



26 Station Road
South Queensferry, EH30 9HZ

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Sitting Room
- Breakfast Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- Single Lock-up Garage
- EPC Rating - C



Requiring upgrading and modernisation but has excellent potential to create a lovely family home, this generously proportioned semi-detached villa is situated within the picturesque town of South Queensferry. The property is a stone's throw from the local primary schools with the secondary school and Dalmeny Railway Station within walking distance. There are a variety of amenities available within the town including a dentist and doctor's surgery with the Queensferry Crossing within easy reach. The accommodation which has partial views toward the Forth Rail Bridge comprises; entrance hallway, sitting room, fitted breakfast kitchen with door to the rear garden, three double bedrooms and fully tiled shower room. There are well maintained, mature private garden grounds to the front and enclosed south facing to rear. There is a driveway providing off-street parking with a single lock-up garage accessed from Lawson Crescent. There is excellent potential to extend the property providing relevant permissions are obtained. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, hob, hood, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.

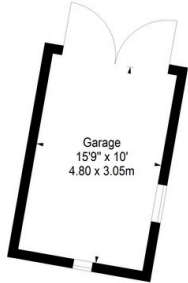


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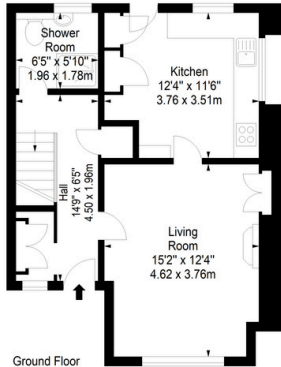


Approx. Gross Internal Area
980 Sq Ft - 91.04 Sq M
Garage

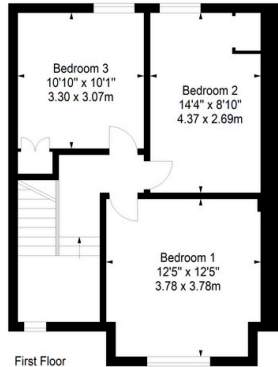
Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
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Ground Floor



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.

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