



7 Springfield View
South Queensferry, EH30 9RZ

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating – D



Boasting views over the three bridges and in move-in condition, this attractive and well-proportioned semi-detached villa is quietly situated in a residential area in the picturesque seaside town of South Queensferry. The property is within walking distance of the local primary school and easy reach of many amenities including Port Edgar Marina. There is a good public transport services which travels to Edinburgh and the Gyle Shopping Centre with Dalmeny Railway Station and the Queensferry Crossing a short distance away. The accommodation would make an ideal first purchase and comprises; welcoming entrance hall with utility cupboard, lovely sitting room with two floor to ceiling windows providing excellent natural light, contemporary dining kitchen with door to the rear garden. Upstairs leads to two delightful double bedrooms and bathroom with white suite and shower over. There are private gardens located to the front, side and rear with the rear being fully enclosed with garden shed and a driveway providing off-street parking. There is excellent extension potential providing the relevant permissions are obtained. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, dishwasher and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



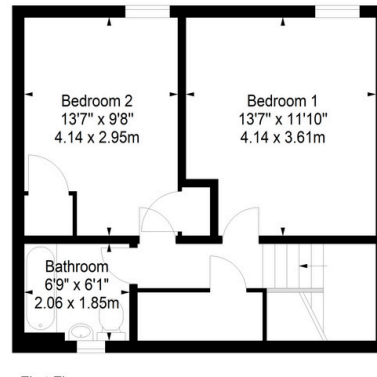
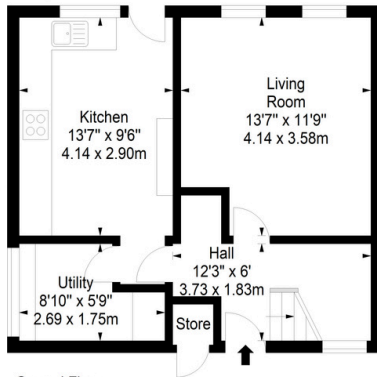
**Springfield View,
South Queensferry,
Midlothian, EH30 9RZ**



Approx. Gross Internal Area
860 Sq Ft - 79.89 Sq M
Store

Approx. Gross Internal Area
6 Sq Ft - 0.56 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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