










Solicitors & Estate Agents



# 50 Dundas Avenue

South Queensferry | EH30 9QA

A most appealing three double bedroom end terraced villa located in the historic coastal town of South Queensferry, close to local amenities and transport links. Freshly painted throughout, the property offers bright, well proportioned accommodation, complemented by private gardens and a driveway, creating an excellent home for a range of buyers.

-  1 public room
-  3 bedrooms
-  1 shower room
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - C



## Description

The accommodation briefly comprises; welcoming hallway with storage space, light and airy lounge with decorative fireplace, dining kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a door to the garden, three double bedrooms, and a contemporary shower room with a white suite and overhead rainfall shower. A ramsay ladder gives access to the attic which offers potential to convert subject to the usual planning permissions. The property also benefits from gas central heating, double glazing, and new flooring in the hall and lounge.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*





## Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, washing machine and garden sheds.

## Gardens and Parking

To the front a neat lawn creates an attractive first impression, whilst to the rear lies a generous fully enclosed, south facing garden. Predominantly laid to lawn, this outdoor space is ideal for relaxing, entertaining, or family use throughout the warmer months. The garden is further enhanced by useful sheds, two of which are equipped with power, including one that offers excellent potential to be adapted as a home office, studio or versatile hobby space. A driveway provides convenient off street parking and on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





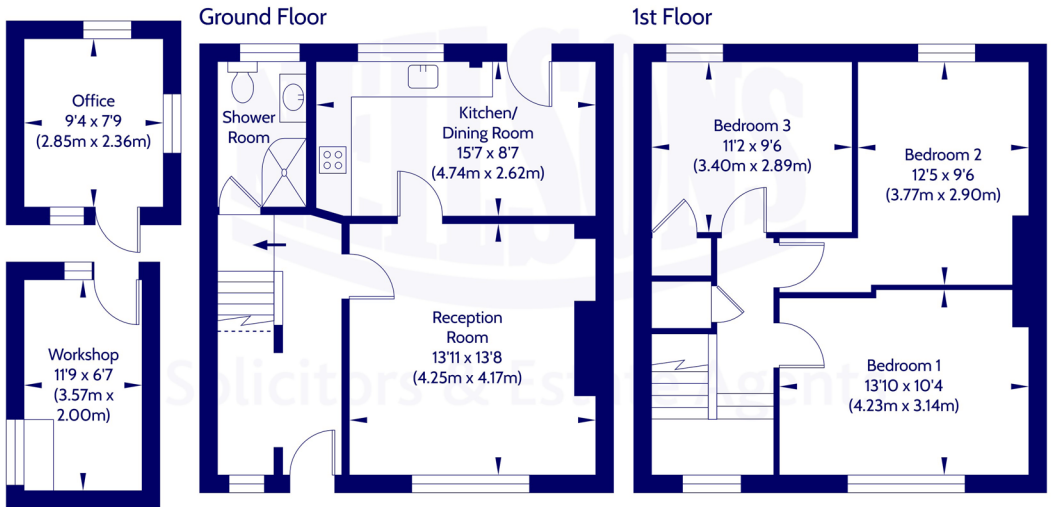
## Location

Dundas Avenue is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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 Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area Excl. Outbuildings 90 Sq M / 964 Sq Ft.



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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

