



Offers Over

**£495,000**

## 45 Inchcolm Terrace

South Queensferry | EH30 9NA

Rarely available on the market, this impressive five bedroom detached villa enjoys a peaceful setting within a quiet cul-de-sac in the highly desirable South Queensferry. Extended to create generous and flexible living space, the property is ideally suited to modern family life and is presented in excellent order throughout. Further benefits include well maintained private gardens, a garage and driveway, all within easy reach of local amenities, reputable schooling and transport links.

-  4 public rooms
-  5 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band - F



## Description

On the ground floor, a welcoming hallway leads through to a striking lounge, enhanced by two skylights and a full length window which flood the space with natural light while offering a pleasant outlook over the front garden. To the rear, a bright and airy sitting room with a gas fire flows seamlessly into the conservatory via sliding doors, together creating a relaxing and versatile living space. The modern fitted kitchen is well appointed with a range of wall and base units, co-ordinated worktops and subway style splashback tiling, and incorporates a dining area with a skylight and direct access to the garden. A convenient ground floor bedroom with en-suite shower room completes the accommodation on this level, along with a useful WC off the hall.

Carpeted stairs lead to the naturally lit first floor, where there are four well proportioned bedrooms, with the principal having built in wardrobes. A fully tiled, contemporary shower room serves this level, featuring a corner cubicle with overhead rainfall shower and a heated towel rail. The property also benefits from an attic offering further storage space, gas central heating and double glazing.



## Extras

Included in the sale will be the six ring gas hob and electric oven, fridge/freezer, washing machine and integrated dishwasher.

## Gardens and Parking

The property is complemented by delightful gardens to the front and rear, predominantly laid to lawn and thoughtfully arranged with patio areas. These inviting spaces provide the perfect setting for outdoor dining and entertaining during the warmer months, while also offering a safe and secure environment for children and pets to enjoy. There is a detached single garage with a driveway in front providing off street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





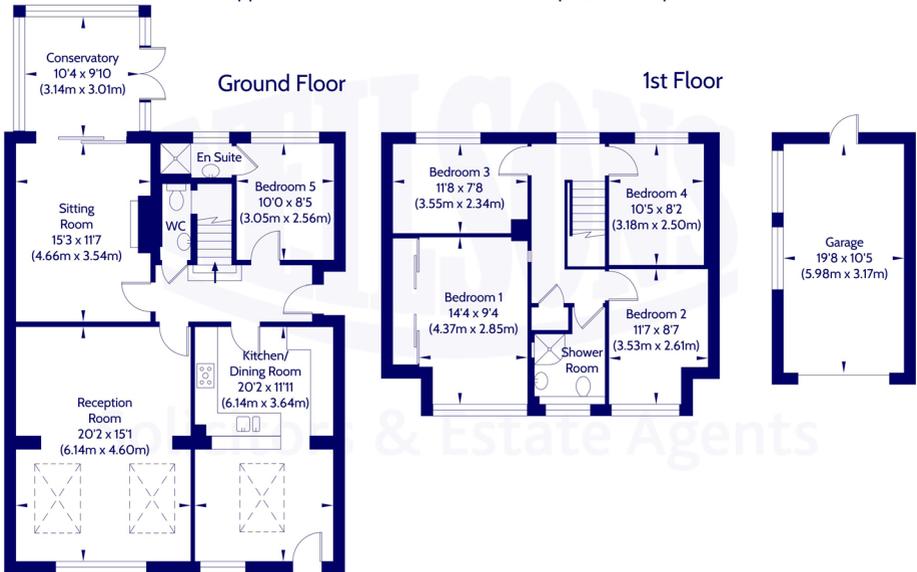
## Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The property is within close proximity to 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. 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 Houses.





Approx. Gross Internal Floor Area 154 Sq M / 1664 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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