

Jardine Phillips
Solicitors • Estate Agents

SOUTH QUEENSFERRY

46 SPRINGFIELD VIEW
EH30 9RZ



3



1



1

EPC RATING: D

OFFERS OVER £270,000

PROPERTY DESCRIPTION

- Ground floor vestibule leading to split level hallway with downstairs wc
- Living room at lower ground level with wood burning stove, access to the rear garden and
- Conservatory off with access to decked & patio areas – ideal for relaxing and looking out over the views
- Ground floor kitchen with extensive range of fitted units & appliances and space for dining table
- Handy utility room
- Lower ground floor bedroom 3 with wide range of fitted wardrobes
- Ground floor bathroom with bath with shower over, fitted vanity sink unit with storage & wc
- Principal bedroom currently used as a second sitting room with skylight, feature fireplace & stunning views
- Bedroom 2 with fitted wardrobes & amazing views
- Gas central heating from wall headed boiler in the utility storeroom
- Upvc double glazed windows
- Steps down to private front garden with decked dining area with pergola, patios & sheds
- Terraced gardens to the rear with patio & decked areas & flower beds, with great views
- Driveway for off street parking & detached single garage



VIEWING

By appointment Call

Jardine Phillips

0131 4466850





UNUSUAL SPLIT LEVEL THREE BED SEMI DETACHED HOUSE WITH OUTSTANDING VIEWS OVER THE FORTH CROSSINGS IN HISTORIC SOUTH QUEENSFERRY

Great property with flexible accommodation over three floors comprising a sitting room, spacious kitchen/breakfast room, three bedrooms, bathroom, downstairs wc, terraced gardens and detached garage. Located in the charming town of South Queensferry with its range of independent shops, coffee shops, bars & restaurants. Easy access to Edinburgh city centre via the numerous bus services or the train from Dalmeny, and the motorway network close at hand. Local schooling is excellent and there are an abundance of leisure facilities on the doorstep, making this an ideal home for professionals or a young family.

AREA

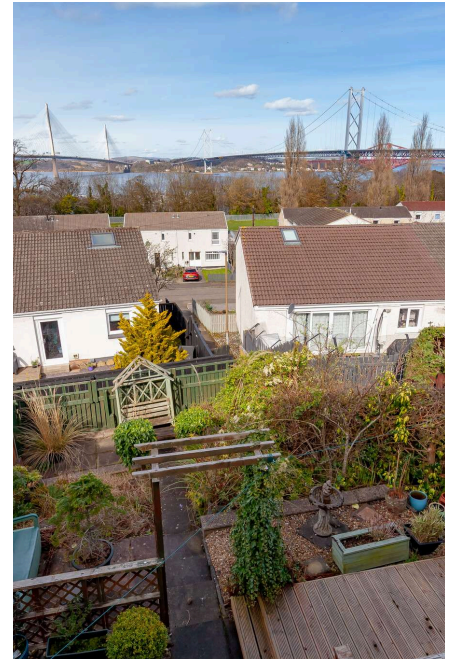
South Queensferry is a very popular historic town only 8 miles from Edinburgh, making it perfect for commuters. There are a wide array of local supermarkets, independent shops, coffee shops, bars & restaurants. Further retail outlets are available a short drive away in Livingston, Dunfermline and the Gyle. Local schooling is well-renowned and the property is in the catchment for Echline & St Margaret's RC Primary Schools and Queensferry Community & St Augustine's RC High Schools. There are superb amenities nearby including a sports centre, recreational centre with tennis courts, five a side football pitches and water sports at Port Edgar Marina. There is easy access into Edinburgh city centre via the numerous bus services & the train station at Dalmeny, together with easy links to the motorway network.

EXTRAS

The blinds/curtains, light fittings, range cooker, co-ordinating cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£280,000



Living room	15'8 x 12'9 (4.78 x 3.89m)
Conservatory	10'2 x 5'1 (3.10 x 1.55m)
Kitchen	12'8 x 10'7 (3.86 x 3.23m)
Bedroom 1/sitting room	13'9 x 12'8 (4.19 x 3.86m)
Bedroom 2	12'8 x 9'4 (3.86 x 2.84m)
Bedroom 3	10'8 x 10'8 (3.25 x 3.25m)
Garage	16'5 x 8'6 (5.00 x 2.59m)

Springfield View,
South Queensferry,
Midlothian, EH30 9RZ



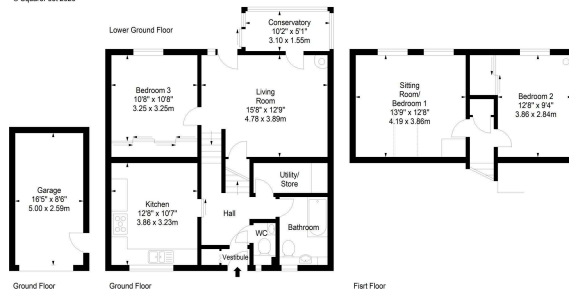
Approx. Gross Internal Area
1117 Sq Ft - 103.77 Sq M

Garage

Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

