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Offers Over

£340,000

10 Clufflat Brae

South Queensferry | EH30 9YQ

A fantastic opportunity has arisen to acquire this impressive and beautifully presented extended detached villa, set within generous private gardens and benefiting from a driveway and garage, in the highly sought-after village of South Queensferry. Enjoying a peaceful cul-de-sac setting and conveniently located close to excellent local amenities, this truly stunning home is sure to appeal to a wide range of buyers, particularly professionals and families.

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation has been upgraded and meticulously maintained to an exceptional standard by the current owner, creating an ideal home for growing families seeking spacious and flexible living in a highly desirable location. In brief, the property comprises a welcoming entrance vestibule, a bright and airy reception room, and a spacious open-plan dining room with doors leading to a generously proportioned conservatory. The stylish contemporary kitchen is fitted with a range of modern units and is complemented by a useful utility room and a convenient side entrance. The upper level offers a spacious landing with an airing cupboard and access to a partially floored attic. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second double bedroom also features mirrored fitted wardrobes. A well-proportioned third bedroom and a family bathroom, fitted with a three-piece suite and shower over the bath, complete the accommodation.



Further benefits include gas central heating and double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and integrated dishwasher. The fridge/freezer and washing machine can be made available by separate negotiations.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Factor

The development is managed by Ross & Liddell for a monthly fee of approx. £18 for the maintenance of communal gardens.

Viewing

By appointment through Neilsons (0131 625 2222)





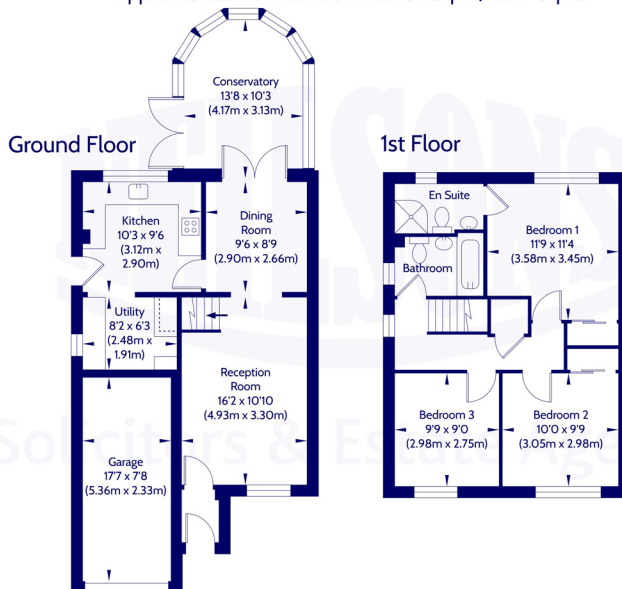
Location

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 area also boasts 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 102 Sq M / 1092 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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