



9 Forth Terrace
South Queensferry, EH30 9JT

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Home Office/Storage
- Off-Street Residents Parking
- EPC Rating – D



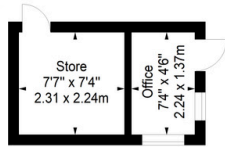
Quietly positioned down a private lane, this light and airy rarely available cottage style mid terraced villa is situated within the highly sought after picturesque village of Dalmeny on the outskirts of South Queensferry. Conveniently placed close to Dalmeny Railway Station, the local High School and easy reach of primary schools. Good amenities can be found within the town including a Tesco Supermarket, doctor and dentist surgeries with a good public transport service passing close by travelling to Edinburgh City Centre. The deceptively spacious accommodation would make an ideal family home and comprises; entrance hall, sitting/dining room with feature wood burning stove and glass double doors to the conservatory, modern well laid out kitchen and downstairs stylish bathroom. Upstairs leads to three delightful bedrooms/one with built-in mirrored wardrobes. There is a good sized established and enclosed "sun trap" rear garden and a small private garden to the front with external storage cupboard. There is the added benefit of a home office with separate storage room to house bikes etc along with off-street residents parking to the front of the property. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



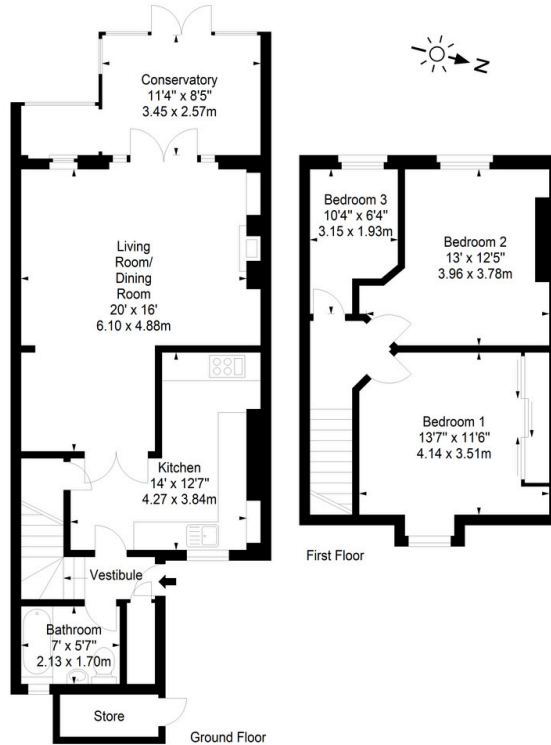
**Forth Terrace,
Dalmeny,
South Queensferry,
Midlothian, EH30 9JT**



Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
Stores & Office
Approx. Gross Internal Area
112 Sq Ft - 10.40 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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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