



92 Walker Drive
South Queensferry, EH30 9RR

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Gardens
- On-Street Parking
- EPC Rating – C



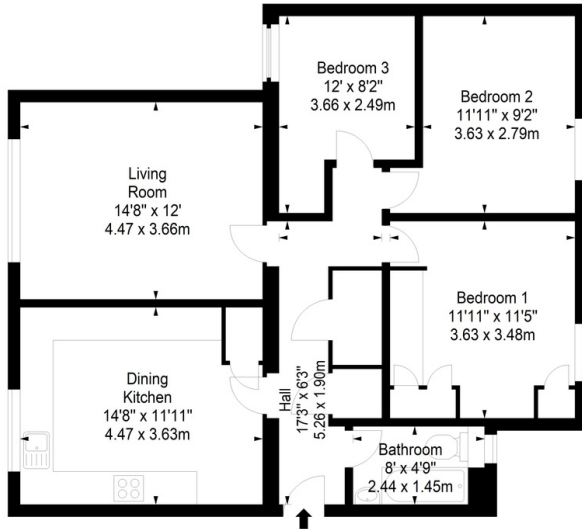
Forming part of a residential estate, this spacious first floor flat is situated within the sought-after town of South Queensferry. The property is within walking distance of a variety of amenities, local primary schools and the fashionable Port Edgar Marina. Good public transport links are available nearby, providing access to Edinburgh City Centre and The Gyle Shopping Centre. Dalmeny Railway Station provides quick and easy access to the North and South, along with the Queensferry Crossing. The accommodation, which requires upgrading and modernisation, offers excellent potential to create a lovely home for first-time buyers or a young family. The property comprises an entrance hallway with good storage, a well-proportioned sitting room, dining kitchen, three good-sized double bedrooms and a bathroom. There are communal garden grounds along with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, hood, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. Please note that the fan oven and hob are not operational and will require replacement.



Walker Drive,
South Queensferry,
Midlothian, EH30 9RR



Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
For identification only. Not to scale.
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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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