



15 The Glebe
South Queensferry, EH30 9TX

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Sitting Room
- Kitchen
- Dining Room/Bedroom 4
- Three Bedrooms
- Wet Room
- Gas Central Heating & Partial Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating – D



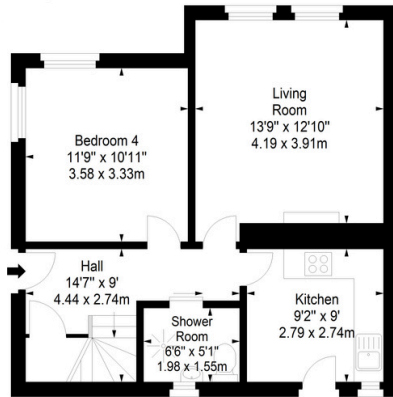
Pleasantly positioned, this spacious light and airy end terraced villa is located within the small village of Dalmeny on the outskirts of South Queensferry. There is a local primary school in the village with Dalmeny Railway Station within walking distance. A variety of amenities can be found in South Queensferry with the Queensferry Crossing and the A90 motorway network within easy reach. A good public transport service passes close by and travels to Edinburgh City Centre. The accommodation which requires some cosmetic upgrading would make an excellent family home and comprises; entrance hallway, sitting room with brick built fireplace housing the open fire, fitted kitchen with door to rear garden, dining room/bedroom 4 and downstairs wet room. Upstairs leads to three good sized double bedrooms. There are well maintained private gardens to the front and rear of the property with on-street parking available. Further benefits include gas central heating and partial double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



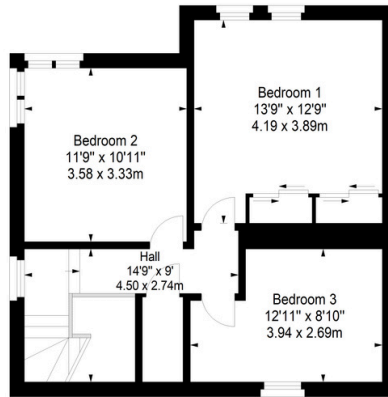
**The Glebe,
Dalmeny,
South Queensferry,
Midlothian, EH30 9TX**



Approx. Gross Internal Area
1114 Sq Ft - 103.49 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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