










Offers Over
£185,000

1 Springfield Place

South Queensferry | Edinburgh | EH30 9XE

This fantastic end terraced home presents an excellent opportunity for first time buyers, young families, and investors alike. Offering spacious and well proportioned accommodation throughout, the property enjoys a convenient and well connected location within easy walking distance of a wide range of local amenities, schools, and everyday conveniences. Excellent public transport services and commuter links are also close at hand, making it an ideal choice for those travelling into Edinburgh and beyond.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation begins with a practical entrance porch leading into a welcoming hallway. A particularly useful feature is the large walk-in cupboard, which offers excellent storage and presents exciting potential for conversion into a utility room or dedicated laundry space, subject to requirements.

To the rear of the property, the bright and spacious reception room enjoys a pleasant outlook over the garden through impressive dual floor to ceiling windows. The room benefits from a comfortable and inviting atmosphere, with carpeting underfoot and ample space for a variety of furniture layouts.

The kitchen is well equipped with a range of fitted wall and base units, complemented by striking monochrome tiled splashbacks, and there is ample space for a breakfasting table, creating an ideal setting for everyday dining. Sliding glazed doors provide direct access to the rear garden, allowing natural light to flood the space and offering excellent indoor-outdoor flow.

The property offers two generous double bedrooms. The principal bedroom enjoys partial views towards the iconic Forth Bridges and benefits from extensive built-in wardrobes and storage solutions. The second bedroom is also a comfortable double and includes additional built-in storage.

Completing the accommodation is a stylish modern shower room, fitted with a contemporary two piece white suite set within vanity storage units. Full acrylic wet wall paneling provides a sleek, low-maintenance finish, while a walk in shower enclosure and heated chrome towel rail add further comfort and convenience. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob.

Gardens & Parking

Externally, the property continues to impress. To the front, a monoblock driveway provides valuable off-street parking. The enclosed rear garden has been designed for low maintenance enjoyment and features a patio area ideal for outdoor dining and entertaining, together with a useful timber shed for additional storage.

Viewing

By appointment through Neilsons on 0131 625 2222.





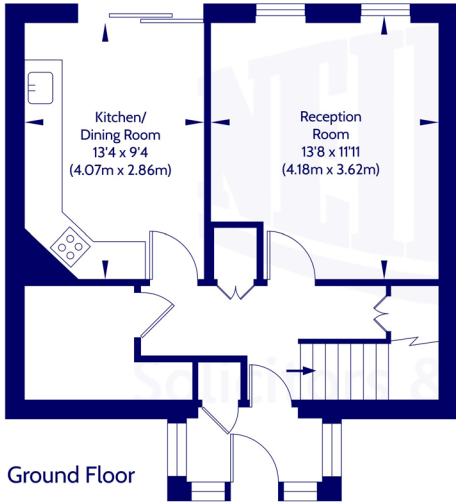
Location

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, including a Tesco supermarket, 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. Dalmeny Train Station is also at hand taking you to heart of Edinburgh city centre in approximately 20 minutes. 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.





Approx. Gross Internal Floor Area 82 Sq M / 882 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

