



42 Springfield Lea
South Queensferry, EH30 9XD

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Driveway
- EPC Rating -D



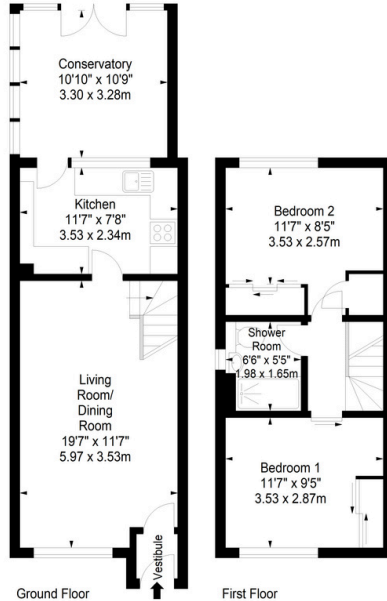
Boasting panoramic views over the iconic three bridges and quietly positioned with an established modern development, this bright semi-detached house which requires some upgrading is situated within the picturesque town of South Queensferry. There are a variety of amenities available including doctor and dentist surgeries with the local primary school within walking distance. Dalmeny Railway Station and Queensferry Crossing are easily accessible along with a regular public transport service travelling to Edinburgh and the Gyle Shopping Centre. The accommodation would make an ideal purchase for the young professionals and comprises; entrance hall, lounge with open plan staircase, kitchen, conservatory with French doors to the rear garden, upstairs leads to two double bedrooms both with built-in wardrobes and shower room. There are private gardens to the front and fully enclosed to the rear with raised paved patio providing views over the Firth of Forth. Further benefits from gas central heating, double glazing and a driveway that has potential to make space for two cars. Included in the sale are the fitted carpets and floor coverings, curtains, cooker and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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Approx. Gross Internal Area
769 Sq Ft = 71.44 Sq M
For identification only. Not to scale.
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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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