










Offers Over
£185,000

41 Dundas Avenue

South Queensferry | Edinburgh | EH30 9QA

This attractive mid-terraced home is set in the sought-after residential area of South Queensferry, to the north-west of Edinburgh city centre. Ideal for young families or professionals. With excellent range of local amenities along with commuter and public transport links.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Private Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

A welcoming vestibule leads into a bright and spacious sitting room, complete with fitted shelving and a large window that fills the space with natural light. Generous in size, the room easily accommodates a dining table and chairs, making it perfect for open-plan living and entertaining. The modern kitchen, accessed directly from the sitting room, features sleek white units, contrasting marble-effect worktops, and a tiled splashback. Upstairs, there are two well-proportioned double bedrooms, each offering ample space for free-standing furniture. The main bedroom benefits from a built-in cupboard, providing handy storage without compromising on floor space. The stylish shower room is finished with crisp white tiling and complementary tiled flooring.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

To the front and rear, the property enjoys private garden grounds. The rear garden is arranged over two levels, with a mix of paved and lawn areas plus a storage shed, ideal for summer relaxation. To the front, a driveway provides convenient off-street parking. Additional benefits include full double glazing and gas central heating.

Viewing

By appointment through Neilsons (0131 625 2222).



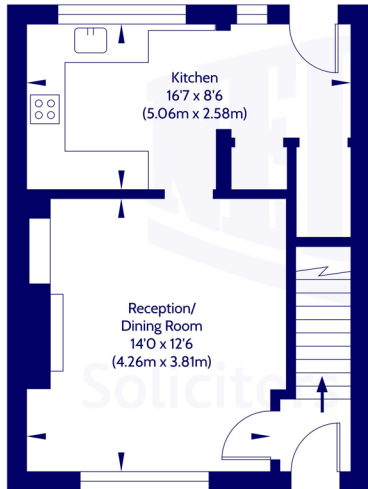


Location

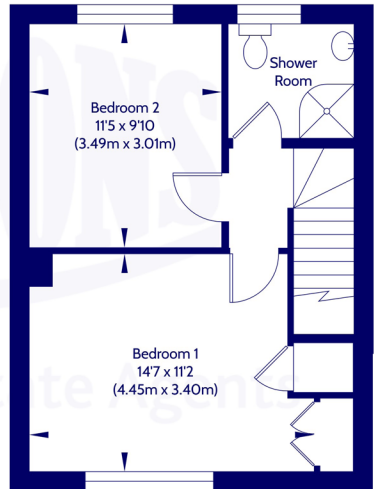
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, including a Tesco supermarket on your doorstep, restaurants, cafes & pubs. Highly regarded schooling is available 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 70 Sq M / 761 Sq Ft.



Ground Floor



1st Floor

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

