



Offers Over  
**£215,000**

## 9/3 Carlow Gardens

South Queensferry | Edinburgh | EH30 9AN

Set within a modern and well-established development, this first-floor flat offers a fantastic opportunity for first-time buyers, professionals, or those seeking a stylish home in a convenient location. The property benefits from a host of local amenities, with shops, cafés, and leisure facilities close by, while Dalmeny Train Station is just a short walk, providing excellent commuter links to the city and beyond.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Landscaped Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

A light and airy hallway with ample storage leads into the heart of the home. The modern open-plan living space combines a reception area, dining space, and a fitted kitchen, all finished in contemporary décor. Large windows and a separate Juliet balcony allow natural light to flood the room, creating a bright and welcoming environment. The kitchen is fitted with a range of wall and base units, wood-effect worktops, and integrated appliances, offering a stylish and practical workspace. The principal bedroom is a generous double with a sunny southern aspect, carpeted flooring, and mirror-fronted built-in wardrobes. This room is complemented by a lavish en-suite shower room, featuring a crisp white two-piece suite, a fully tiled shower cubicle, and a chrome ladder radiator. The second double bedroom is also well-proportioned, with modern décor, carpeted flooring, and ample space for freestanding storage. A stylish family bathroom completes the accommodation, comprising a white three-piece suite with a thermostatic shower over the bath and tasteful tiling around. With its contemporary style, practical layout, and excellent location, this property represents an outstanding opportunity to acquire a ready-to-move-in home in a popular and well-connected area.



The development is maintained by the factor Ross & Liddel with an annual cost in the region of £1000.

## Extras

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

## Gardens & Parking

Externally, the property benefits from well-maintained factored communal gardens and residents' parking, providing both a pleasant outdoor environment and convenient parking for homeowners and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





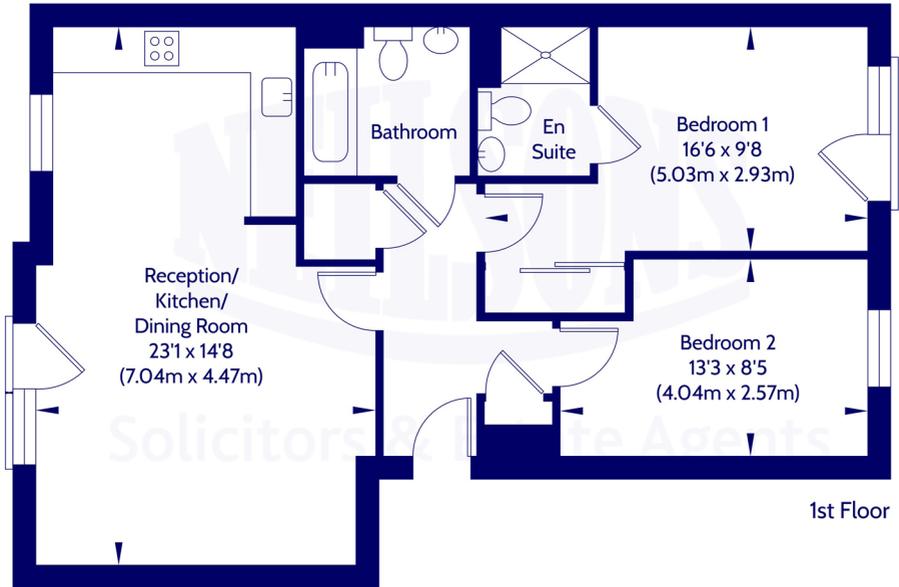
## Location

Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area 67 Sq M / 717 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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