



9 Plewlandcroft
South Queensferry, EH30 9RG

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Living/Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Private Garden Grounds
- Driveway & Single Integral Garage
- EPC Rating - G



An excellent opportunity has arisen to purchase this rarely available detached villa located within a quiet cul-de-sac setting and forming part of an established modern development in the sought after picturesque town of South Queensferry. A variety of amenities can be found close by including a doctor and dentist surgery with the fashionable Port Edgar Marina a short walk from the property. Dalmeny Train Station and the Queensferry Crossing are within easy reach providing quick and easy access to the North and South with Edinburgh Airport a short drive away. In move-in condition the accommodation would make an ideal family home and comprises; entrance vestibule, welcoming hallway, lovely well-proportioned living/dining room with bow window and French doors, contemporary well laid out kitchen with practical utility room off and downstairs WC apartment. Upstairs leads to a delightful master bedroom with built-in wardrobes and modern en-suite shower room, 3 further good sized bedrooms and family bathroom with shower over. There are well maintained private garden grounds to the front, side & rear with the side and rear gardens being enclosed. A driveway provides off-street parking and leads to the single integral garage. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, integrated ovens, hob, extractor hood, fridge-freezer, washing machine, small fridge, integrated dishwasher, and tumble dryer. All items included in the sale are sold as seen, with no warranty provided.



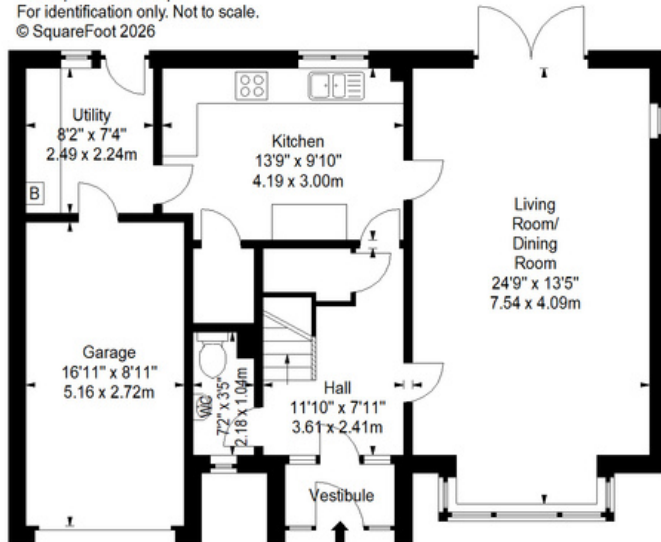


Plewandcroft
South Queensferry,
Midlothian, EH30 9RG

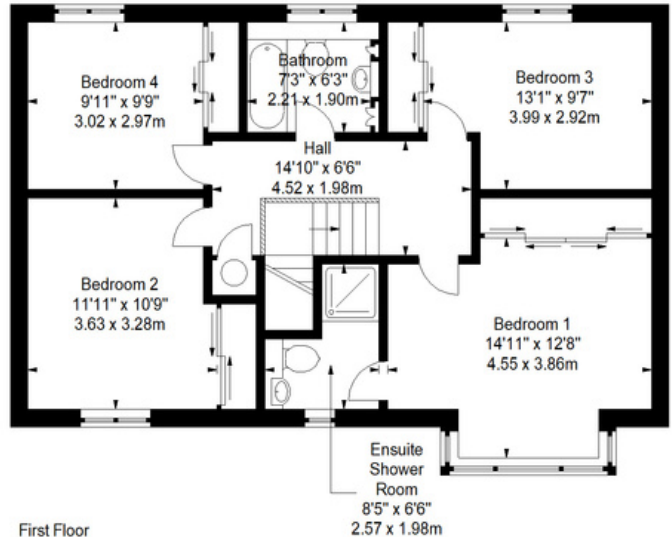


Approx. Gross Internal Area
 1505 Sq Ft - 139.81 Sq M
 Garage

Approx. Gross Internal Area
 155 Sq Ft - 14.40 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



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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