



28 Society Road  
South Queensferry, EH30 9RX

**Deans**   
Solicitors & Estate Agents LLP



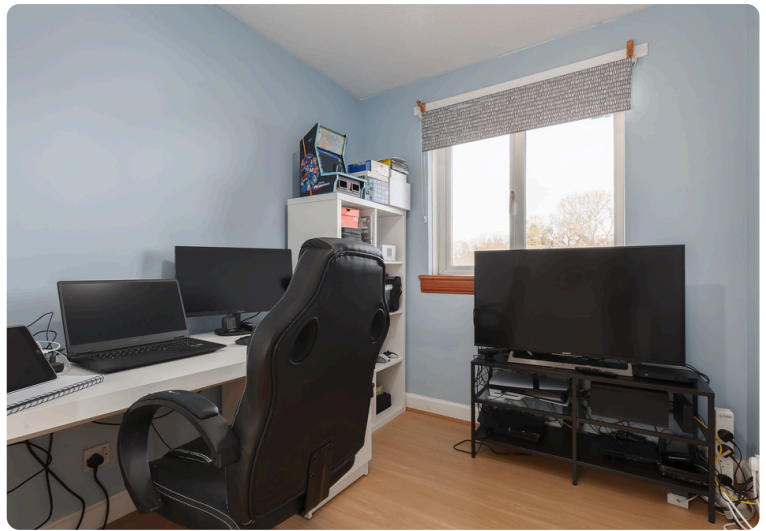
## SEMI-DETACHED HOUSE

- Living Room
- Dining Kitchen
- Conservatory
- Utility Room
- W.C.
- Four Bedrooms (En-Suite)
- Bathroom
- Private Front & Rear Garden
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – C



Quietly positioned, this light and airy modern extended semi-detached villa is situated within the picturesque town of South Queensferry. The property is within easy reach of local amenities, reputable schooling, Dalmeny Railway Station and the Queensferry Crossing. A good public transport service passes through the town and travels to Edinburgh City Centre. The spacious accommodation would make an ideal family home and comprises; welcoming entrance hallway with WC apartment, lovely sitting room, modern dining kitchen with patio doors to the conservatory and utility room off. Upstairs leads to a master bedroom with en-suite shower room, 3 further double bedrooms and family bathroom. To the front of the property the garden has been laid with chip stones for ease of maintenance with a fully enclosed south facing rear garden. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, the oven, hob, fridge-freezer, washing machine, and dishwasher. All appliances are sold as seen with no warranty provided.

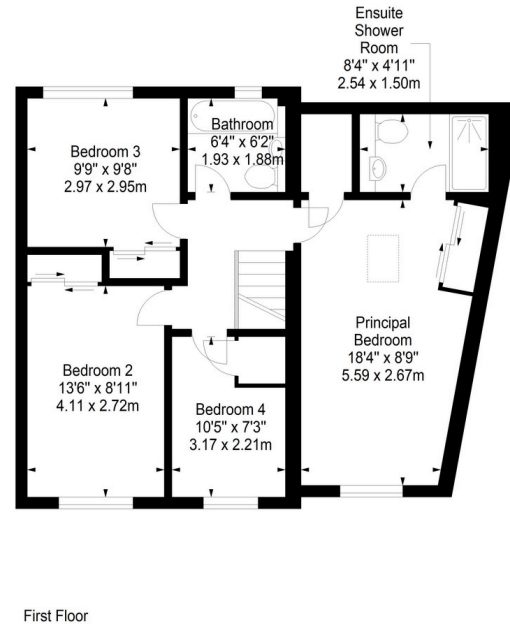
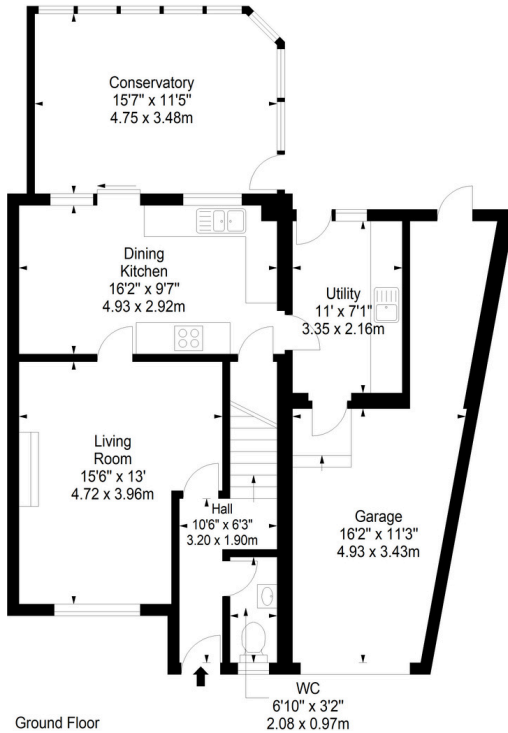




Society Road,  
South Queensferry,  
Midlothian, EH30 9RX



Approx. Gross Internal Area  
1662 Sq Ft - 154.40 Sq M  
(Including Garage)  
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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Your Property People.

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