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Offers Over

£500,000

3 Henry Ross Place

South Queensferry | EH30 9NE

Set within the sought after Forthview development in South Queensferry, this impressive four bedroom detached 'Wallace' by Ambassador Homes offers spacious and thoughtfully designed family accommodation, complemented by private gardens and an integral garage. Ideally positioned close to local amenities, reputable schooling, transport links and scenic walks, the property combines generous living space with a highly convenient setting.

-  2 public rooms
-  4 bedrooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band – G



Description

You enter a welcoming hallway with useful downstairs storage and a handy WC, while to the right is a spacious reception room. Double doors open into the dining kitchen, which can also be accessed directly from the hall and is fitted with a range of contemporary dark grey wall and base units with co-ordinated worktops. French doors open onto the garden, creating a seamless connection between the indoor and outdoor space, making it ideal for dining and entertaining. Off the kitchen is a practical utility room with external access to the side of the property and an internal door to the garage.

Moving upstairs, the principal bedroom features a walk-in wardrobe and an en-suite shower room. There are three further double bedrooms, one of which also benefits from a built-in wardrobe and en-suite shower room. Completing the accommodation is the family bathroom, fitted with a crisp white four piece suite incorporating a separate shower cubicle, bath with handheld shower attachment and heated towel rail. The property further benefits from gas central heating, double glazing and solar panels.



Gardens and Parking

A neat front garden provides an attractive approach to the property, while to the rear is a fully enclosed garden laid to lawn with a patio area, offering the perfect setting to enjoy the warmer months, while also providing a safe and secure space for children and pets to enjoy. The property has an integral garage with up and over door, power and light, together with a double driveway providing off street parking.

Factoring

Ambassador Homes are in the process of appointing a factor for the common grounds around the development.

Viewing

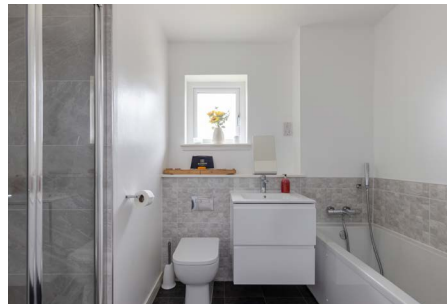
By appointment through Neilsons (0131 625 2222).





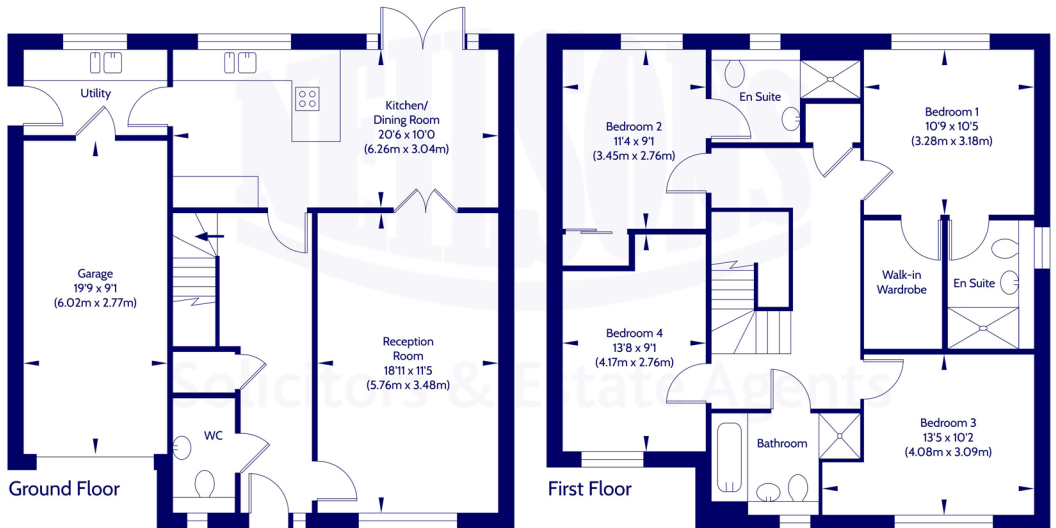
Location

Henry Ross Place is 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 138.94 Sq M / 1495 Sq Ft.



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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