










Offers Over

£299,995

16 Henry Ross Place

South Queensferry | Edinburgh | EH30 9NE

Nestled within a sought-after modern development completed in 2022, this immaculately presented three-bedroom terraced villa offers contemporary living at its finest. Set within easy walking distance of South Queensferry's charming town centre and historic harbour, the property combines sleek interior design, high-quality finishes, and a welcoming sense of style, making it an ideal choice for a couple or young family seeking a move-in ready home.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The property opens with a bright and inviting hallway, featuring a useful storage cupboard and a separate utility cupboard, perfect for keeping everyday essentials neatly tucked away. To the rear, the stylish reception room provides an elegant yet comfortable setting for both relaxation and entertaining. Glazed doors flood the space with natural light and open directly onto the enclosed rear garden, creating a wonderful flow between indoors and outdoors. The room also accommodates a generous dining area, enhanced by striking feature panel walls that add depth and character to the space.

The beautifully appointed kitchen sits to the front of the home and features dark-toned wall and base units paired with sleek work surfaces. A full range of integrated appliances provides both style and convenience, ensuring a streamlined and functional cooking environment. Upstairs, the principal bedroom is a spacious double decorated in soft modern tones, complete with built-in wardrobes



and a luxurious en-suite shower room finished to an excellent standard. Two further bedrooms, both bright and well-proportioned, overlook the rear of the property and offer flexibility for family living, guest accommodation, or home working. The family bathroom is fitted with a contemporary white three-piece suite, statement tiling, and a heated chrome towel rail, creating a calm and sophisticated space for everyday use. Adding to the home's practicality, the attic is accessed via a Ramsay ladder and is partially floored and shelved, providing valuable additional storage.

At present, there is no factors fees for the upkeep of the development, however it is anticipated a cost of £33 per quarter will be payable.

Extras

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

Gardens & Driveway

Externally, the property enjoys a neatly landscaped rear garden designed for easy maintenance and year-round enjoyment. The garden features a patio area, a deck for outdoor dining, raised flower and vegetable beds, and a section of artificial turf, offering a private, sunlit retreat. To the front, there is a private driveway providing off-street parking for one car.

Viewing

Please contact Neilsons on 0131 625 2222.





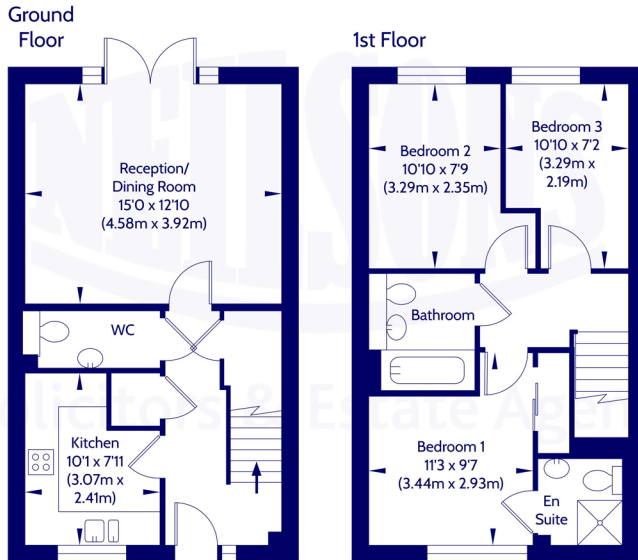
Location

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 76 Sq M / 816 Sq Ft.



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

