



Solicitors & Estate Agents



Offers Over
£235,000

7 Springfield Place

South Queensferry | Edinburgh | EH30 9XE

This spacious end-terraced property enjoys a quiet position within a popular residential area and represents an excellent starter family home. Well placed for a wide range of local amenities, reputable schooling and excellent transport links to both Edinburgh and Fife, the property offers bright and versatile accommodation ideally suited to first-time buyers, young families and professionals.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Parking Space
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is accessed via a welcoming entrance hallway with a staircase leading to the upper level. To the rear of the property, the generous reception room benefits from full-height south-facing windows overlooking the garden, allowing an abundance of natural light to flood the space. Finished with laminate flooring and modern décor, this is a comfortable and inviting room with ample space for both relaxing and entertaining. The contemporary kitchen was installed approximately two years ago and is fitted with an excellent range of wall and base units. Integrated appliances are included, along with the freestanding American-style fridge freezer. A practical breakfast bar provides additional dining space, while glazed doors open directly onto the rear garden, creating an attractive connection between the indoor and outdoor living areas. Upstairs, the principal bedroom enjoys a south-facing aspect and is finished with carpeted flooring. This room benefits from its own ensuite bathroom fitted with a bath and shower over. The second bedroom is a well-proportioned double overlooking the rear of the property, while the third bedroom is a single room which would be ideal as a nursery, child's bedroom or home office. The family shower room is fitted with a modern two-piece white suite and a separate cubicle housing a thermostatic shower.



Manor Homes is managing the pathways and green spaces in the area at annual cost of approx. £100

Extras

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

Gardens & Parking

Externally, the fully enclosed rear garden has been designed with both practicality and enjoyment in mind, featuring a patio area for outdoor seating and a lawned section suitable for children and pets. Off-street allocated parking is available in close vicinity to the property.

Viewing

By appointment through Neilsons (0131 625 2222).





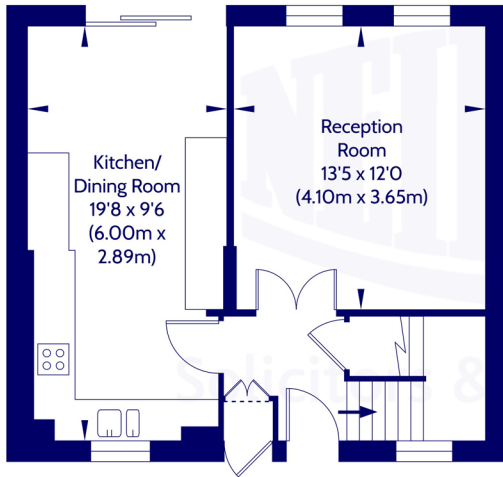
Location

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.

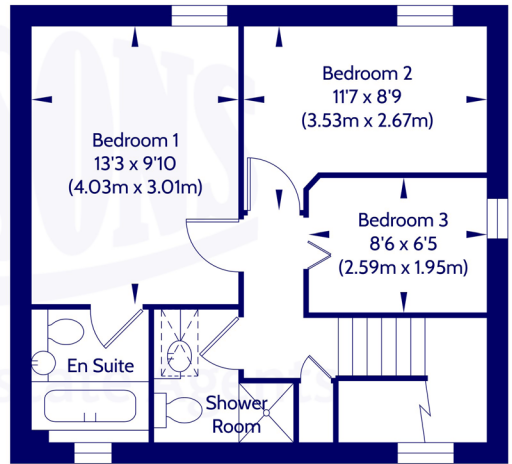




Approx. Gross Internal Floor Area 80 Sq M / 854 Sq Ft.



Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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