



13 Whinny Gait
South Queensferry, EH30 9EH

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Open Plan Living Room/ Dining Room/ Kitchen
- Sitting Room
- Utility Room
- W.C. Apartment
- Five Double Bedrooms
- Two En-Suites
- Bathroom
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – B



Forming part of a well-established Cala Homes development, this beautifully presented detached home is located in the picturesque coastal town of South Queensferry. Ideally positioned, the property is within easy reach of a wide range of everyday amenities, highly regarded schools, and excellent transport links, including the Queensferry Crossing. Presented in true move-in condition, the ground floor accommodation comprises a welcoming entrance hallway, a bright and spacious open-plan living, dining and kitchen area with bi-fold doors opening onto the rear garden, separate utility room, comfortable sitting room, and a convenient WC. Upstairs, the property offers five generously proportioned double bedrooms, including two with en-suite shower rooms, together with a stylish family bathroom featuring a shower over the bath. Externally, there are private gardens to the front and rear of the property and a garage and a driveway that provides convenient of street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, dishwasher, tumble dryer and light shades. All appliances included in the sale are sold as seen with no warranty provided

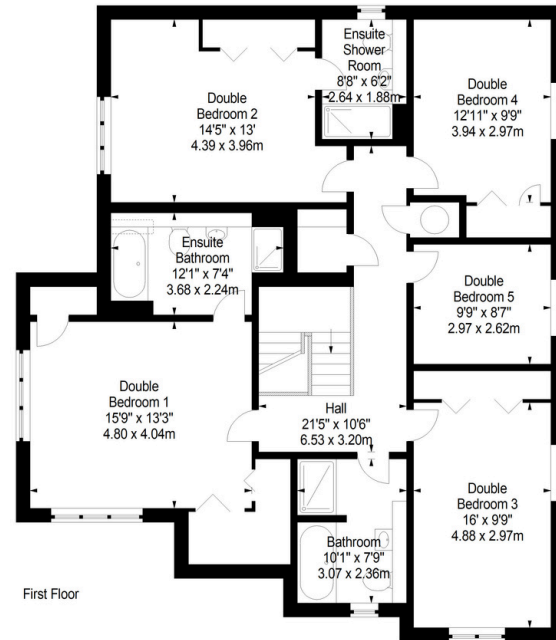
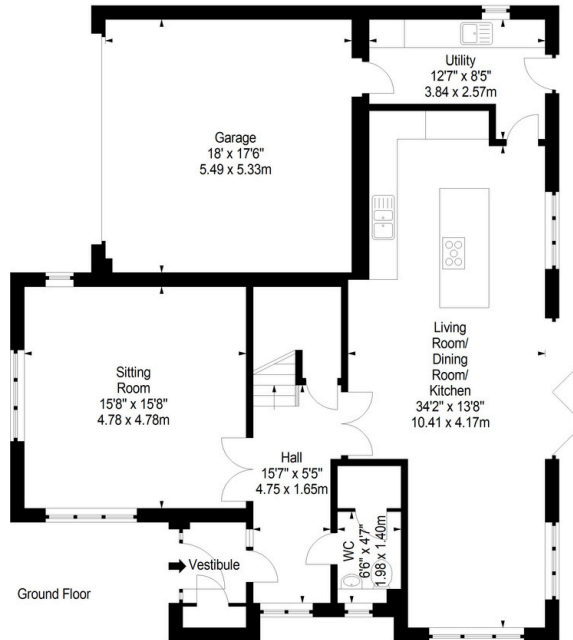




**Whinny Gait,
South Queensferry,
Midlothian, EH30 9EH**



Approx. Gross Internal Area
2372 Sq Ft - 220.36 Sq M
Garage
Approx. Gross Internal Area
317 Sq Ft - 29.45 Sq M
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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