



Solicitors & Estate Agents



Offers Over

£120,000

10 Hill Court

South Queensferry | Edinburgh | EH30 9LR

Delightful 2 bedroom maisonette located in centre of the charming town of South Queensferry. The property has fantastic views of the Bridges, Firth of Forth and over to Fife. There is a residents' car park providing off street parking.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents' parking
-  Superb views
-  EPC Rating – E
-  Council Tax Band – B



Description

This appealing maisonette property is located in the charming town of South Queensferry with all the local amenities on the doorstep. From the property there are superb views of the Bridges, Firth of Forth and over to Fife. There is also off street parking within a residents' car park.

The interior is bright and well proportioned throughout and has been upgraded and modernized throughout in recent years and offers ideal accommodation over two levels with modern fixtures and fittings. On the lower level is a sitting/ dining room with storage cupboard and a modern fitted kitchen with appliances.

The upper level has two double bedrooms and a modern bathroom.



Extras

Included in the sale price are fitted floor coverings, light fittings, blinds, oven, hob, hood, fridge/freezer and washer/dryer.

Parking

There is unallocated off street parking within the residents' car park.

Viewing

By appointment through Neilsons (0131 625 2222).





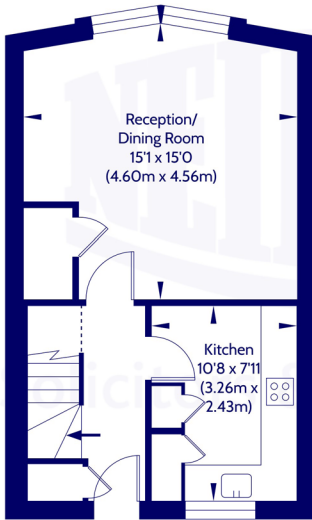
Location

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.

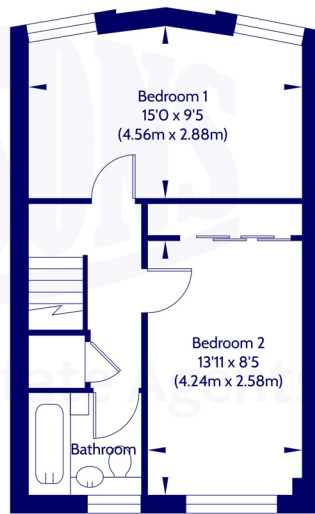


Approx. Gross Internal Floor Area 70 Sq M / 754 Sq Ft.

2nd Floor



3rd 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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