



2 Stoneyflatts Park, South Queensferry, EH30 9YL

Well-presented three-bedroom semi-detached house with west-facing rear garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

2 Stoneyflats Park is a well-presented and spacious three-bedroom semi-detached house, forming part of a peaceful residential estate, with gardens and driveway. The property is superbly situated in the popular South Queensferry village with excellent schools, amenities and public transport links to Edinburgh city centre and further afield.

Entrance vestibule and hall with storage cupboard; bright family / dining room overlooking the front garden; spacious living room to the rear with doors to the conservatory and rear garden; fitted kitchen with wall & base units, appliances and further access to the rear garden via the conservatory; three good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room. Family/Dining room. Kitchen. Conservatory. Three double bedrooms. Bathroom. Attic.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with an enclosed west-facing rear garden mainly laid to lawn with patio area and mature borders. The development has a Stoneyflats Residents Association for the upkeep of communal areas with an approx. annual fee of £120.

LOCATION

The historic town of South Queensferry, renowned for its stunning backdrop of the Forth Road and Rail Bridges, provides excellent amenities including a selection of local independent shops, restaurants, cafes, and a large Tesco supermarket. There is convenient access to the Forth Bridges/Queensferry Crossing, City Bypass, Edinburgh Airport, and Dalmeny Train Station, taking you to heart of Edinburgh City Centre in approximately 15 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. 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, with further delightful nature trails and formal gardens found in the area at Dalmeny and Hopetoun House. Catchment schools include Echline Primary, St Margaret's RC Primary, Queensferry Community High School and St Augustine's RC High School with Universities and colleges within east reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C

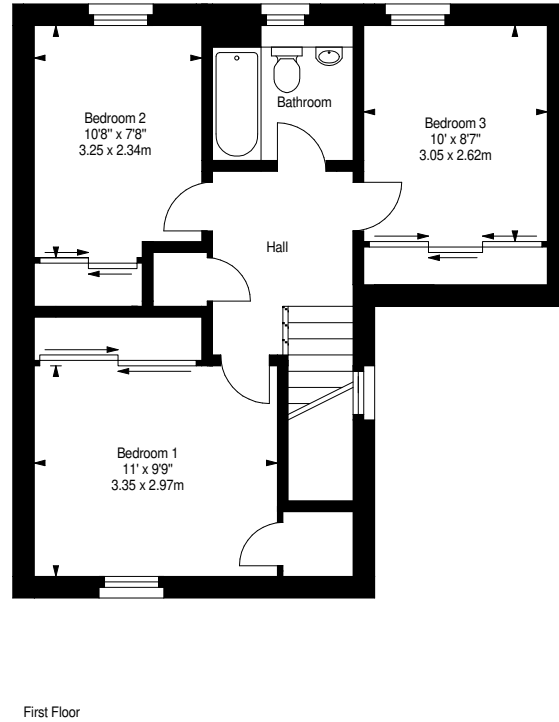
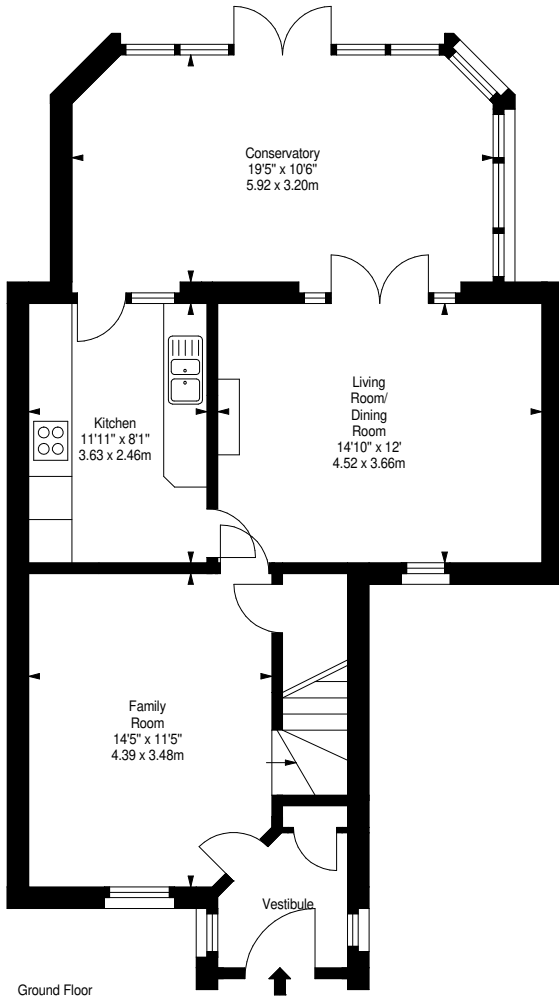
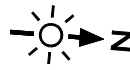
Tenure Freehold



2 Stoneyflats Park,
South Queensferry,
Midlothian, EH30 9YL



Approx. Gross Internal Area
1232 Sq Ft - 114.45 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.