










Offers Over
£210,000

67 South Scotstoun

South Queensferry | EH30 9YE

This bright and well-presented end-terraced home enjoys a peaceful setting in a residential cul-de-sac, just a short walk from Dalmeny train station and the heart of the charming historic coastal town of South Queensferry. Boasting three bedrooms, private gardens, and driveway, this property is ideal for first time buyers, professionals and families alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises a welcoming entrance porch leading into a bright and spacious reception room, complete with an attractive fireplace that creates a cosy focal point. The property further benefits from a stylish, modern fitted kitchen, thoughtfully designed with an open-plan dining area and doors that provide direct access to the rear garden—ideal for both everyday living and entertaining.

Upstairs, there is a well-proportioned principal bedroom featuring fitted wardrobes, along with two additional generously sized bedrooms. The contemporary bathroom is fitted with a sleek three-piece suite, including a shower over the bath. Additional features include gas central heating and double glazing throughout, enhancing comfort and energy efficiency.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.



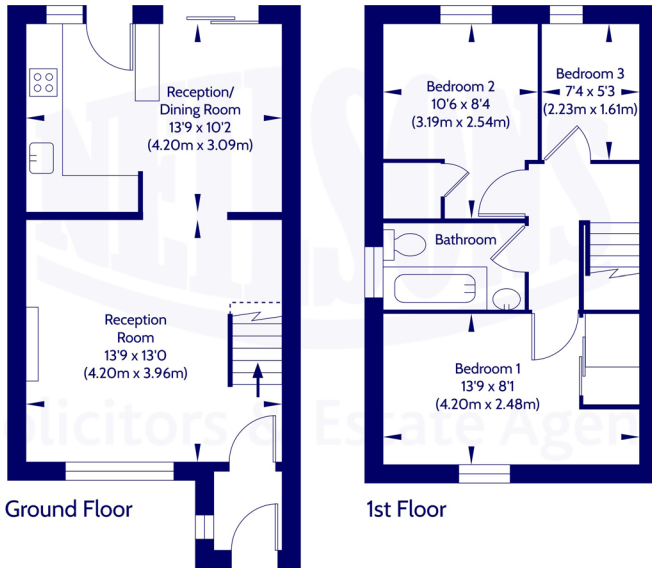


Location

Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. 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. Further delightful nature trails and formal gardens can be found in Dalmeny and Hopetoun House.



Approx. Gross Internal Floor Area 62 Sq M / 667 Sq Ft.



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.



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✉ 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

