



80 Rosebery Avenue
South Queensferry, EH30 9JD

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Floored Attic
- Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating – F



Quietly positioned in a residential area, this lovely and well-presented mid-terraced villa is situated within the sought-after seaside town of South Queensferry. Dalmeny Railway Station is a short walk from the property, along with reputable primary and secondary schooling. A variety of amenities can be found within the town, with the fashionable Port Edgar a short drive away. An excellent public transport service travels to Edinburgh City Centre, Gyle Shopping Centre and Edinburgh Airport. In move-in condition, the accommodation would make an ideal purchase for young professionals and comprises: welcoming entrance hall, attractive sitting room with feature fireplace, well-laid-out fitted kitchen with breakfast area and good under-stairs storage, three delightful, good-sized double bedrooms and modern bathroom. There are well-maintained gardens to the front and a fully enclosed, south-facing garden to the rear. Further benefits include a useful floored attic providing additional storage space, on-street parking, electric heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All items included in the sale are sold as seen, with no warranty provided.



**Rosebery Avenue,
South Queensferry,
Midlothian, EH30 9JD**



Approx. Gross Internal Area
1143 Sq Ft - 106.18 Sq M

Attic

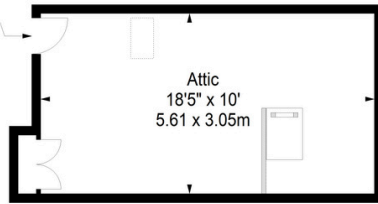
Approx. Gross Internal Area
189 Sq Ft - 17.56 Sq M

For identification only. Not to scale.

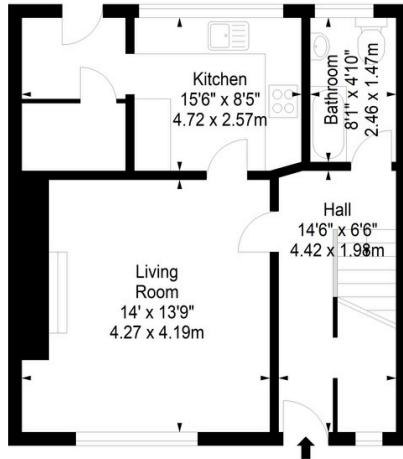
© SquareFoot 2026



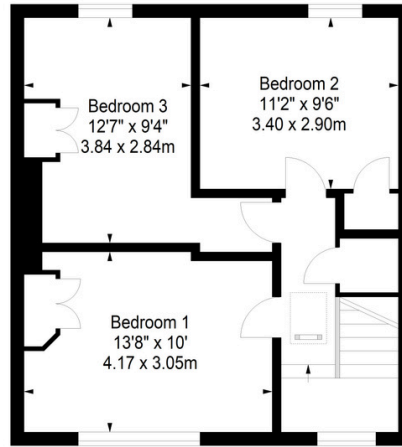
Eaves
Storage



Attic



Ground Floor



First Floor



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk