



18 Primrose Gardens  
South Queensferry, EH30 9QQ

**deans**   
Solicitors & Estate Agents LLP



## END TERRACED HOUSE

- Sitting/Dining Room
- Breakfast Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating – C



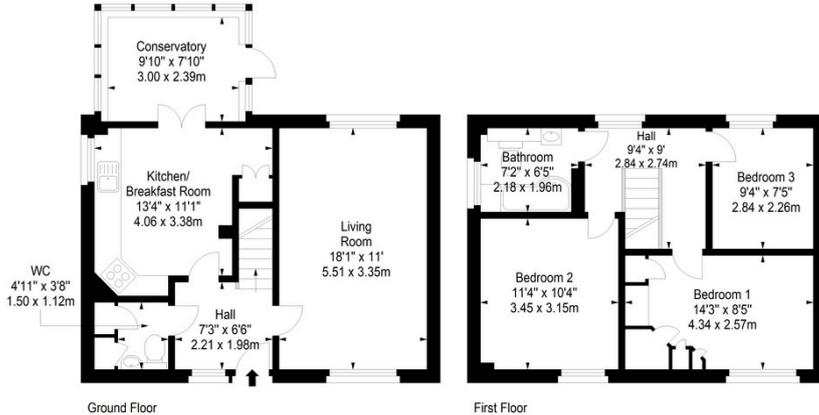
Forming part of a small quiet cul-de-sac, this spacious and well-presented end terraced villa is located within a quiet residential estate in the sought after town of South Queensferry. The property is within easy reach of amenities and walking distance of the local primary and secondary schools and Dalmeny Railway Station. The Queensferry Crossing is a short drive away with a good public transport service travelling to Edinburgh and the Gyle Shopping Centre. The well-proportioned accommodation would make an excellent family home and comprises; welcoming entrance hallway with WC apartment, lovely dual-aspect sitting/dining room, modern breakfasting kitchen with double doors to the conservatory, upstairs leads to three good sized double bedrooms/one with built-in furniture and bathroom with white suite and shower. There is a private garden to front with driveway providing off-street parking and an enclosed large rear garden. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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South Queensferry,  
Midlothian, EH30 9QQ**



Approx. Gross Internal Area  
973 Sq Ft - 90.39 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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