










Offers Over  
**£185,000**

## 29 Springfield View

South Queensferry | Edinburgh | EH30 9RZ

This fantastic terraced home offers an ideal opportunity for first-time buyers, young families, or investors seeking a well-proportioned property in a convenient and well-connected location. Benefiting from both front and rear gardens, a private driveway, and spacious accommodation throughout, the property is situated within easy walking distance of a wide range of local amenities, while also enjoying excellent commuter links and public transport connections nearby.

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



## Description

The accommodation begins with a welcoming entrance hallway, complete with useful built-in storage. To the rear of the property is a bright and spacious reception room, enjoying a pleasant outlook over the garden through two large windows. Finished with laminate flooring and neutral décor, this comfortable living space offers plenty of room for both relaxing and entertaining. The kitchen is fitted with a range of units and provides space for freestanding white goods, as well as room for a small dining table, making it a practical everyday space. A rear door provides direct access to the garden, while a separate utility room located off the hallway adds further convenience and valuable additional storage.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom enjoys a peaceful rear-facing aspect and is finished with carpeting and a contemporary grey colour scheme. The second double bedroom is similar in size and presentation, with the added benefit of built-in storage. The upper landing also benefits from a useful walk-in storage cupboard. Completing the accommodation is the bathroom, fitted with a three-piece white suite and a thermostatic shower positioned over the bath.



## Extras

The property shall be sold with all fixtures, fittings, free standing appliances including cooker, washing machine, tumble dryer and fridge/freezer along with fitted floor coverings.

## Gardens & Driveway

Externally, the property continues to impress with a private driveway to the front providing convenient off-street parking. To the rear, the fully enclosed garden is mainly laid to lawn and bordered by timber fencing, creating a secure and low-maintenance outdoor space ideal for children, pets, or entertaining.

## Viewing

By appointment through Neilsons (0131 625 2222).





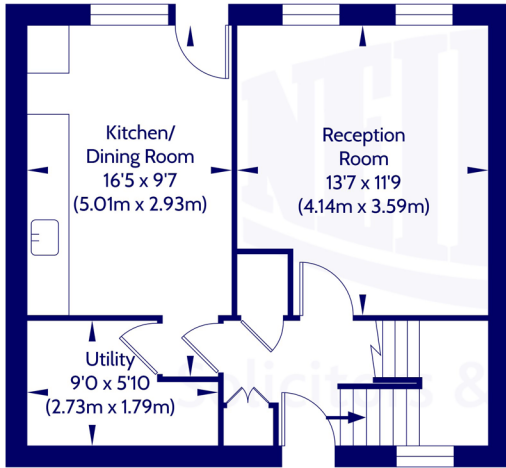
## Location

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 80 Sq M / 852 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

