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Offers Over
£270,000

45 Springfield View

South Queensferry | EH30 9RZ

Enjoying stunning panoramic views over the Firth of Forth and its iconic bridges, this well presented three bedroom mid terraced villa is arranged over three levels and offers bright, flexible accommodation in the heart of sought after South Queensferry. Perfectly positioned close to excellent local amenities, the waterfront and excellent transport links, it offers an outstanding opportunity to enjoy all that this historic coastal town has to offer.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Front and rear gardens
-  Garage and drive
-  EPC rating – D
-  Council tax band - D



Description

You enter the property at ground level into a welcoming hallway, where a staircase leads to the impressive lounge. Large windows perfectly frame the stunning outlook, creating a wonderful place to relax, while a skylight allows additional natural light to flood the room. A door leads through to bedroom three, a versatile room which could also serve as a dining room or home office.

Returning to the ground floor, the stylish kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks. Also on this level is a recently installed four piece bathroom featuring a crisp white suite with a bath and a double shower enclosure with a rainfall shower. Newly installed Kardean flooring complements this calm and luxurious space. Completing this floor is a convenient double height utility room with plenty of storage space, a sink, and plumbing for a washing machine and tumble dryer.

A staircase leads to the lower level, where there are two good size double bedrooms, a useful recently installed WC and a door providing access to the rear garden. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the five ring Neff gas hob and double oven, integrated fridge/freezer and dishwasher, and garden shed.

Gardens & Parking

To the front, a particularly private, south facing paved garden with well stocked shrub and plant borders provides a peaceful setting for dining and entertaining during the warmer months. To the rear, a fully enclosed tiered garden enjoys open views and offers a further outdoor space to unwind. The property has a garage with power, and an up and over door, a driveway providing off street parking, and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





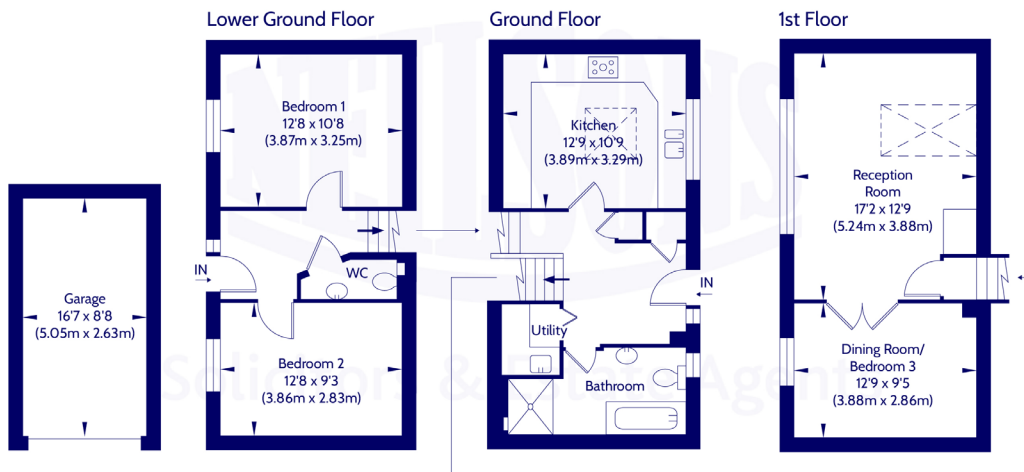
Location

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, 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. The area also boasts Dalmeny Train Station taking you to 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. 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 the area at Dalmeny and Hopetoun Houses.





Approx. Gross Internal Floor Area 97 Sq M / 1041 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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