



Solicitors & Estate Agents



Offers Over

£185,000

55 Dundas Avenue

South Queensferry | Edinburgh | EH30 9QA

This appealing end-terraced house is set in the sought-after residential area of South Queensferry, to the north-west of Edinburgh city centre. Ideal for young families or professionals. With excellent range of local amenities along with commuter and public transport links.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  Driveway
-  Private Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

Forming part of a quiet residential estate, this well proportioned end-terraced house is situated within the picturesque seaside town of South Queensferry. The property is within walking distance of amenities along with Dalmeny Railway Station. The Queensferry Crossing is a short drive away, providing access to the North with good public transport links to Edinburgh and Edinburgh Airport.

The bright interior comprises – entrance vestibule, sitting/ dining room, fitted kitchen with door to the rear garden, double bedroom 1 with built-in wardrobes, double bedroom 2 and shower room.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

To the front of the property is a large monoblock driveway and to the rear is a lovely enclosed private garden with a decked area and side access.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

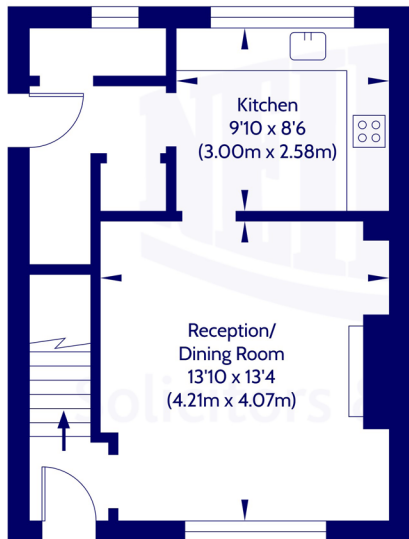
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, including a Tesco supermarket on your doorstep, restaurants, cafes & pubs. Highly regarded schooling is available 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.



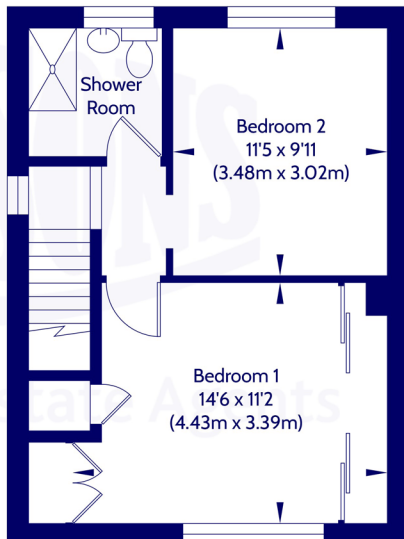


Approx. Gross Internal Floor Area 70 Sq M / 757 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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