



Solicitors & Estate Agents



Offers Over

£475,000

4 Hamilton's Close

South Queensferry | EH30 9LJ

An excellent opportunity has arisen to acquire a charming and unique property with separate annex located in the historic and picturesque town of South Queensferry, lying on the southern shore of the Firth of Forth.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathroom
-  On-street parking
-  Front garden
-  EPC Rating – D
-  Council Tax Band - F



Description

Exceptional, charming traditional house located just off the historic High Street of South Queensferry, a picturesque coastal town on the banks of the Firth of Forth. There are a variety of amenities nearby including a selection of popular cafes, bars, restaurants, and independent shops with excellent public transport links by bus and rail. This unique home is accessed through a vennel just off the high street and consists of two dwellings being the main three bedroom house and a separate annex.

The spacious accommodation on the ground floor of the main house comprises – entrance vestibule with stair to the upper level, sitting room and generous kitchen/dining room.

The upper level comprises – three spacious double bedrooms and a family bathroom. There is also a large attic.

The separate annex has its own main door entrance and comprises – generous double bedroom with storage and a shower room.



Extras

All fitted floor coverings will be included in the sale together with the blinds, light fittings, Rangemaster and dishwasher.

Gardens & Parking

To the front of the property is an enclosed area of private garden with raised decking and attractive flower beds. For the car owner, permit/metered parking is available on the high street and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





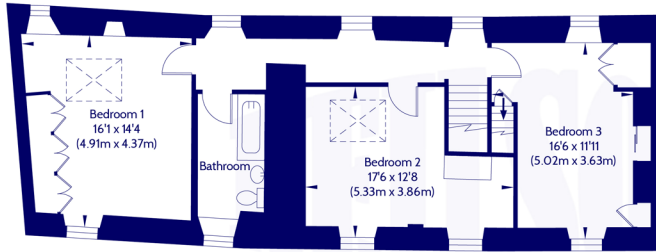
Location

Location The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. 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 House Estates.

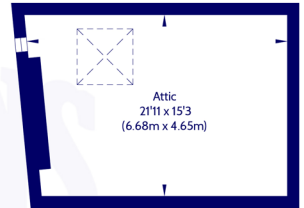




Approx. Gross Internal Floor Area Excl. Attics 150 Sq M / 1613 Sq Ft.

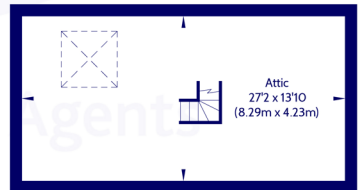


1st Floor



Annex

Ground 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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