



5 Linn Mill
South Queensferry, EH30 9ST

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

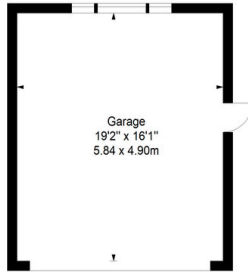
- Living Room/ Dining Room
- Breakfast Kitchen
- Utility Room
- W.C.
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- Balcony
- Private Front & Rear Gardens
- Garage & Driveway
- Double Glazing & Electric Heating
- EPC Rating – F



This substantial, individually designed detached villa enjoys a peaceful position within an exclusive development in the highly sought-after town of South Queensferry, boasting stunning views across the Firth of Forth towards the iconic Three Bridges. The property is ideally situated close to a wide range of local amenities, including an excellent selection of restaurants and bars within the town. The nearby Queensferry Crossing and Dalmeny railway station provide convenient transport links, offering easy access both north and south, complemented by a reliable public transport service. The accommodation is thoughtfully arranged over two floors, comprising a welcoming entrance hallway, utility room, three generously proportioned bedrooms, one of which benefits from an en-suite, and a family bathroom with shower over the bath. A striking spiral staircase leads to the upper floor, where a spacious sitting/dining room enjoys access to a balcony with attractive views. The dining kitchen, complete with a wood-burning stove, provides a warm and inviting space, while a further bedroom, which could equally serve as a home office or study and a separate WC. Externally, there is a large, detached garage, surrounded by private garden grounds. The property features double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.





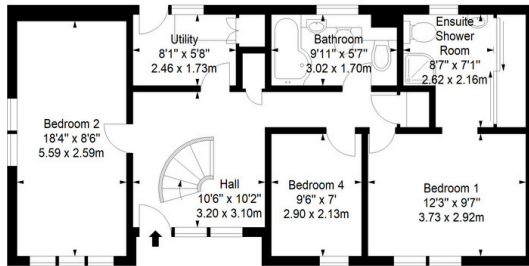


Ground Floor

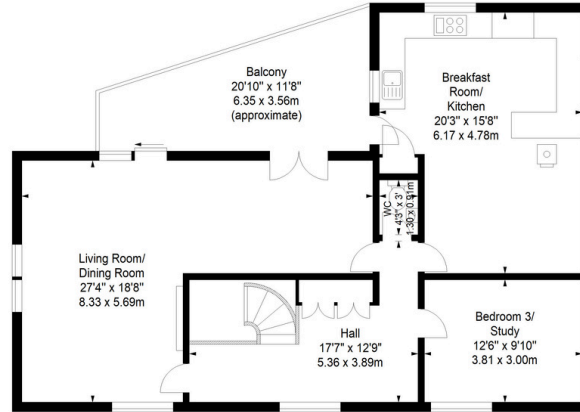
Linn Mill,
South Queensferry,
Midlothian, EH30 9ST



Approx. Gross Internal Area
1708 Sq Ft - 158.67 Sq M
Garage
Approx. Gross Internal Area
308 Sq Ft - 28.61 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor





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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