

12 Rosshill Terrace
South Queensferry, EH30 9JS

Deans
Solicitors & Estate Agents LLP







MID TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Utility Room
- Two Bedrooms
- Bathroom
- Floored & Lined Attic
- Private Gardens to Front & Rear
- Free On-Street Parking
- EPC Rating – C



Forming part of a row of terraces and built by the Forth Bridge Company to house workers building the iconic Forth Rail Bridge is this charming and well-presented mid terraced villa (circa 1890) located in the picturesque town of South Queensferry. Dalmeny Railway Station is on the doorstep and provides quick and easy access to the North and South with a good public transport service passing by the property and travelling to Edinburgh. A variety of amenities can be found in the town with reputable schooling at primary and secondary level within walking distance. The accommodation would appeal to the professional couple and comprises; entrance hall, attractive sitting room with feature wood burner stove, stylish and well laid out dining kitchen with practical utility room off. Upstairs leads to two delightful bedrooms and bathroom with shower over. A Ramsay ladder provides access to the fully floored and lined attic storage. There are private gardens to front and south facing garden to the rear with on-street parking. Further benefits include on-street parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





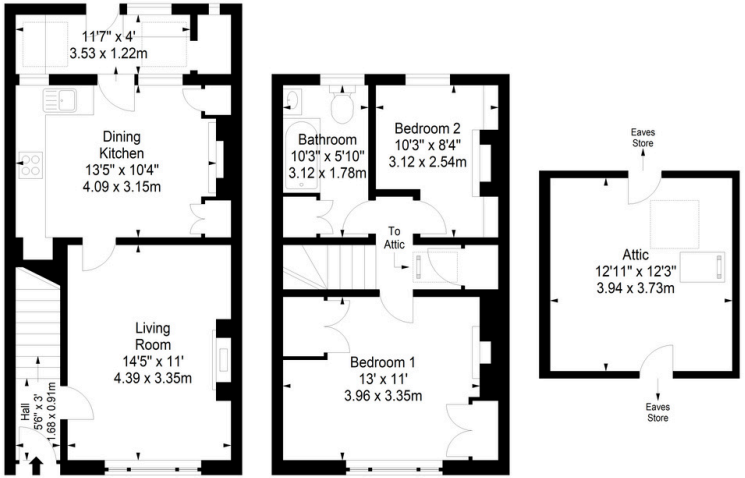




Rosshill Terrace,
Dalmeny,
South Queensferry,
Midlothian, EH30 9JS

SquareFoot

Approx. Gross Internal Area
801 Sq Ft - 74.41 Sq M
Attic
Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026









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.

Deans
Solicitors & Estate Agents LLP
Your Property People.
0131 667 1900
mail@deansproperties.co.uk
deansproperties.co.uk