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Offers Over

£220,000

27 Scotstoun Park

South Queensferry | Edinburgh | EH30 9PQ

A superb opportunity has arisen to acquire this generously proportioned two-bedroom terraced house, quietly positioned within a residential pocket of the popular coastal town of South Queensferry. Conveniently located close to excellent local amenities, reputable schooling and transport links, the property offers flexible accommodation, private outdoor space and a garage. This presents an excellent opportunity for buyers to put their own stamp on a home in a sought-after location.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Garage
- EPC Band - C
- Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful understairs storage cupboard. The bright and airy rear-facing lounge/diner offers a comfortable space for both relaxing and entertaining, with the layout flowing through to a sunroom/conservatory which provides additional versatile living space. A convenient two-piece WC completes the ground-floor accommodation. The kitchen features tiled flooring, a range of included white goods and useful under-unit lighting. While the overall finish is more traditional, there is scope to update the space to suit individual tastes and requirements.





The first-floor landing provides access to the attic via a Ramsay ladder, with the attic partially floored to offer useful additional storage.The principal bedroom is a double room enjoying a quiet rear-facing aspect, with an integrated double wardrobe and shelved cupboard providing practical storage. Bedroom two is another double room, also enjoying a rear-facing outlook. A further good-sized box room offers excellent flexibility for use as a study, dressing room or additional storage space. The bathroom features tiled flooring, partial wall tiling, a corner bath, separate corner shower and heated towel rail.

Further benefits include gas central heating, double glazing and a security alarm system.

The property is factored at approximately £30 per month.

Gardens & Parking

Externally, the property benefits from a private front garden area. The rear garden offers a combination of patio space and a greenhouse, providing potential for outdoor dining, gardening and relaxation. An outdoor tap adds further convenience. A freestanding garage benefits from power, while a shed with a workbench and vice provides useful additional storage and workspace. A further outdoor tap is also available.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



Viewing

By appointment through Neilsons 0131 625 2222.





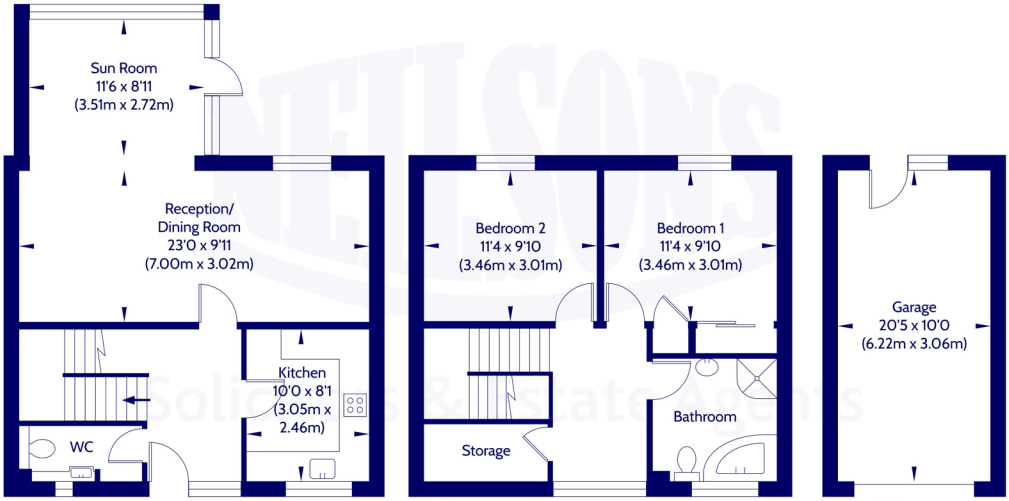
Location

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 98 Sq M / 1054 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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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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