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Offers Over

£215,000

11/1 Carlow Gardens

South Queensferry | Edinburgh | EH30 9AN

Set within a modern and well-established development, this ground floor flat offers a fantastic opportunity for first-time buyers, professionals, or those seeking a stylish home in a convenient location. The property benefits from a host of local amenities, with shops, cafés, and leisure facilities close by, while Dalmeny Train Station is just a short walk, providing excellent commuter links to the city and beyond.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Residents Parking
- Communal Gardens
- EPC Rating – C
- Council Tax Band - D



Description





The property is accessed via a welcoming and particularly bright entrance hallway, which offers excellent built-in storage and provides access to the principal accommodation. The impressive open-plan living space is generously proportioned and benefits from a dual-window aspect, allowing an abundance of natural light to fill the room. The lounge area is finished in neutral décor with fitted carpeting, creating a comfortable space for relaxing, while the adjoining kitchen is fitted with an excellent range of wall and base units, providing ample storage and worktop space. A range of integrated appliances is included, together with sufficient space for a breakfasting table, making this a practical and sociable area for everyday living. There are two well-proportioned double bedrooms, both enjoying a pleasant southerly aspect, ensuring excellent natural light throughout the day. The principal bedroom further benefits from built-in wardrobe storage and its own en-suite shower room. Completing the accommodation is a modern bathroom fitted with a white three-piece suite and a dual-headed thermostatic shower over the bath.

The development is maintained by the factor Ross & Liddel with an annual cost in the region of £1000.

Extras

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

Gardens & Parking

Externally, the property benefits from well-maintained factored communal gardens and residents' parking, providing both a pleasant outdoor environment and convenient parking for homeowners and visitors alike.

Viewing

By appointment through Neilsons (0131 625 2222).







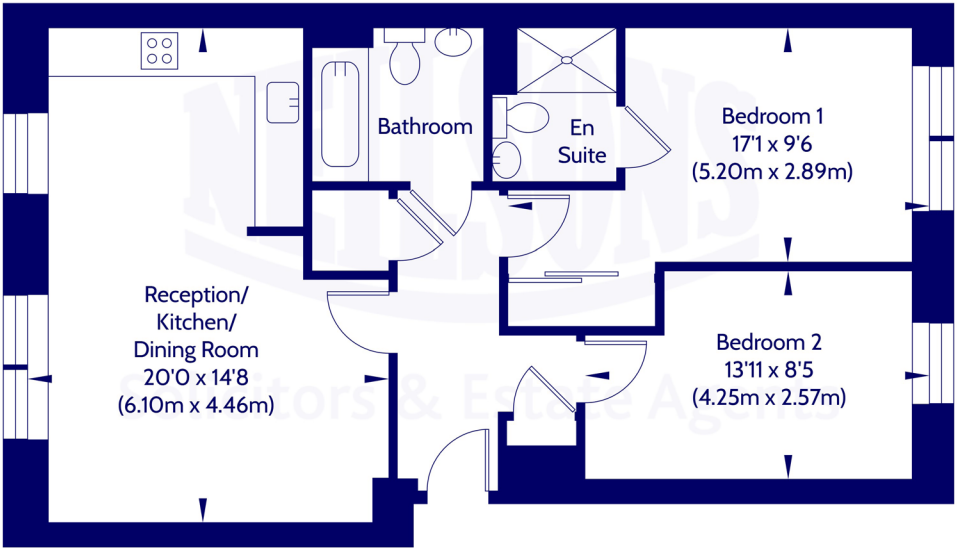


Location

Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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 Dalmeny and Hopetoun House.

Approx. Gross Internal Floor Area 63 Sq M / 679 Sq Ft.

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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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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