NEILSONS

Solicitors & Estate Agents



Offers Over

**£420,000**

# 8 Viewforth Road

## South Queensferry | Edinburgh | EH30 9NF

8 Viewforth Road is a superb detached family house located in South Queensferry with its bustling waterfront, local amenities, excellent restaurants and transport links along with schooling for every age. The property now requires upgrading and moderinisation but offers fantastic potential to create and exceptional home.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – E
- Council Tax Band - F



## Description

This is a fantastic opportunity to acquire a spacious detached family home located in the highly sought after town of South Queensferry. The property is situated on a pleasant residential street and lies within easy reach of the wide range of amenities and attractions South Queensferry has to offer.



The interior of the property would now benefit from upgrading and modernization but offers superb potential for a buyer to create a wonderful home to their own style and requirements.



The accommodation on the ground floor comprises – welcoming entrance hall, spacious reception/dining room, fitted kitchen leading through to a sitting room that provides access to the rear garden, and a shower room.

The bright accommodation on the upper level comprises – four bedrooms and a family bathroom. There is also an attic which is floored and houses the boiler. The property benefits from gas central heating and double glazing.

## Extras

All fitted floor coverings, blinds, curtains, oven, hob and extractor hood are included in the sale price.

## Gardens, Garage & Driveway

The property offers a private driveway that leads to the garage. There are lovely gardens to the front, side and rear with the rear garden being west-facing and mainly laid to lawn with attractive, mature borders.

## Viewing

Please contact Neilsons on 0131 625 2222.







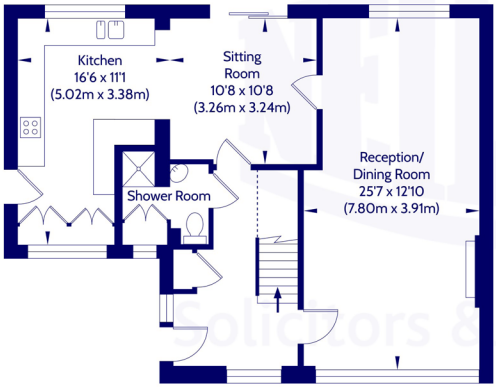


## Location

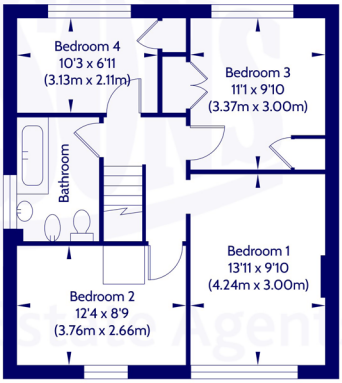
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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-aside 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

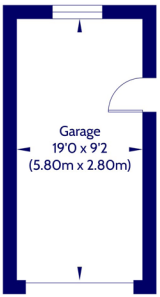
Approx. Gross Internal Floor Area 123 Sq M / 1324 Sq Ft.

## Ground Floor




## 1st 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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