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8 Springfield Lea,

South Queensferry, EH30 9XD



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C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this outstanding and beautifully presented 3-bedroom semi-detached family home, in the popular town of South Queensferry, around ten miles North-West of Edinburgh City Centre. The property is offered in immaculate order and is in true move-in condition and boasts picturesque views of The Forth Bridges while being close to excellent amenities and transport links. The accommodation briefly comprises a welcoming entrance hallway with useful WC and utility room off, a light a comfortable living room provides and ideal space for relaxing, an open plan kitchen/dining room. The well-appointed kitchen is fitted with an abundance of quality base and wall mounted units that are complimented with solid wood worktop surfaces incorporating a Belfast sink, and integrated oven, hob and hood, dishwasher and fridge freezer. The dining area provides a dedicated space for family entertaining and gives access to the balcony. A carpeted staircase leads to the upper landing which gives access to three good sized bedrooms and family sized bathroom with separate shower cubicle. The property further benefits from gas central heating, double glazing (except for the WC), private gardens to the front and rear, driveway and a versatile garden room is located in the rear garden and there is good storage facilities throughout. This property will make a superb family home and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

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, 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. 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-a-side football pitch. 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 Houses

Extras

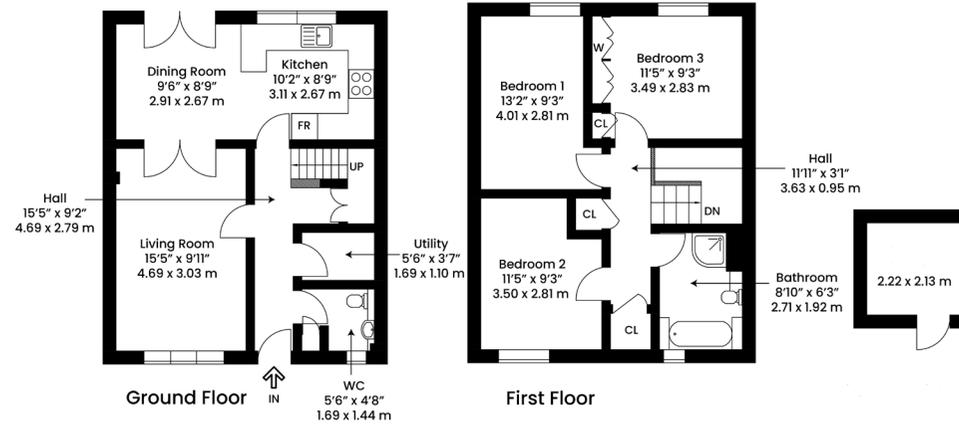
All fitted floor coverings.

Features

- Entrance hallway
- Driveway
- WC
- EPC rating - C
- Utility room
- Council Tax Band - D
- Living room
- Tenure - Freehold
- Open plan kitchen/dining room
- 3 Bedrooms
- 1 Bathroom separate shower cubicle
- Gas central heating
- Double glazing (except WC)
- Private gardens to the front and rear
- Garden room







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026



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