



4 Hopetoun Road, South Queensferry

Offers Over £440,000







Nestled in the historic town of South Queensferry and forming part of the Queensferry Conservation Area, Hopetoun Road benefits from a dramatic backdrop of the iconic Forth Bridges and excellent local amenities. The area is well served by independent shops, cafés, pubs, and supermarkets. Excellent road access to the Forth Bridges, A90 and M90 ensures seamless commuting across the country, including to Edinburgh Airport. Dalmeny Station, just minutes away, delivers direct ScotRail services to Edinburgh Waverley in approximately 20 minutes. Enjoy scenic walks along the estuary, through tree-lined conservation roads, or explore nearby Dundas Castle Estate—renowned for its woodland routes, secluded loch and golf course. The Port Edgar Marina, just west of the Forth Road Bridge, offers sailing, water sports and approximately 300 berths plus a dedicated sailing school. For culture and heritage, Hopetoun House—a magnificent Category A listed estate—is located close by and opens its gardens and some interiors during summer. It also hosts occasional classical recitals and events. The Priory Church of St Mary, the only medieval Carmelite church still in worship in the UK, stands locally as a distinguished historic landmark. Education & Community Facilities The catchment area includes Queensferry High School—a respected state comprehensive serving local and nearby primary schools with modern educational facilities. Community and sports amenities are excellent: residents have access to a sports centre and swimming pool at the high school, a dedicated recreational centre offering tennis courts and a five-a-side football pitch.

Council Tax band: G







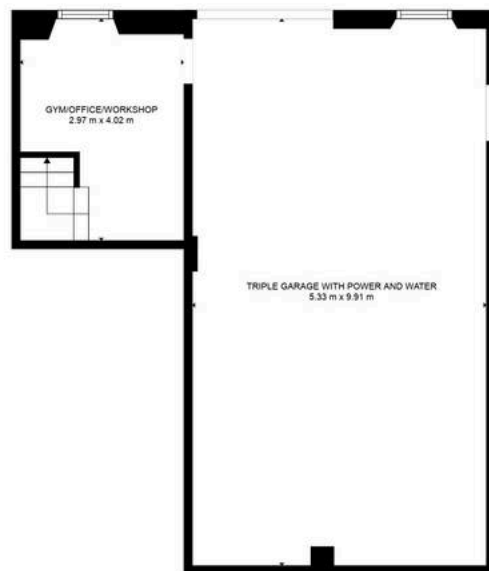


You can include any text here. The text can be modified upon generating your brochure.

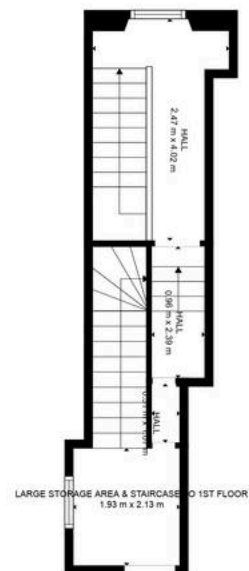


You can include any text here. The text can be modified upon generating your brochure.

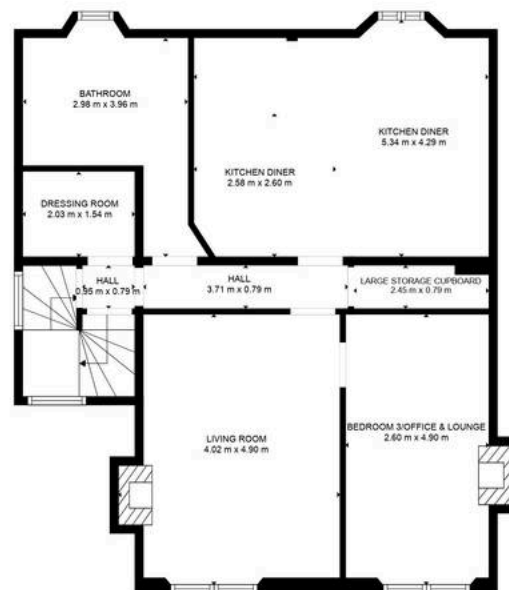




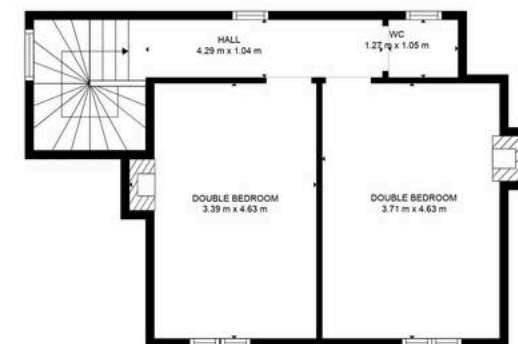
LOWER GROUND



GROUND



1ST FLOOR



2ND FLOOR

**TOTAL: 147 m<sup>2</sup>**  
 LOWER GROUND: 12 m<sup>2</sup>, GROUND : 20 m<sup>2</sup>, 1ST FLOOR: 74 m<sup>2</sup>, 2ND FLOOR: 41 m<sup>2</sup>  
 EXCLUDED AREAS: TRIPLE GARAGE WITH POWER AND WATER: 53 m<sup>2</sup>, UNDEFINED: 4 m<sup>2</sup>, FIREPLACE: 3 m<sup>2</sup>  
 WALLS: 19 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

