



15 Stein Street, South Queensferry

Offers Over £369,995





Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy commuting with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. The Conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridges. The town has a range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient.

Nestled within a highly desirable modern development, this beautifully presented three bedroom detached house offers an exceptional standard of contemporary living. Located in a quiet cul-de-sac, the property is ideal for families or professionals seeking a peaceful yet well-connected setting.

Upon entering, you are greeted by a bright and welcoming lounge/dining area, featuring direct access to the rear garden, creating a seamless indoor-outdoor flow. The spacious kitchen is thoughtfully designed to accommodate both



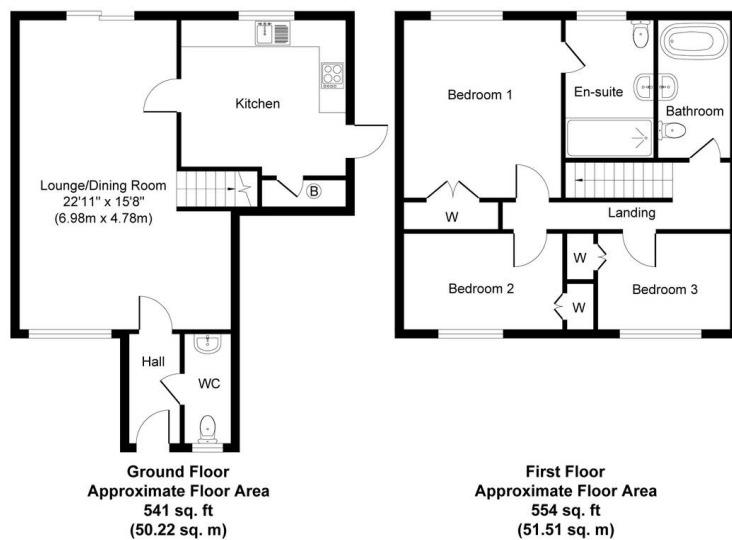
15 Stein Street

South Queensferry

- Beautifully Presented Three Bedroom Detached House
- Highly Desirable Modern Development
- Bright And Welcoming Lounge Area With Access To Rear Garden
- Principle Bedroom With En-Suite
- Contemporary Family Bathroom And Downstairs W/C
- Fully Enclosed And Lanscaped Rear Garden
- Located Within A Quiet Cul-De-Sac
- Garage And Double Driveway
- Excellent Transport Links And Access To Local Amenities
- Just A Short Distance From The Scenic South Queensferry Main Street

Modern 3-bed detached home in quiet cul-de-sac with en-suite, family bathroom, landscaped garden, double driveway, garage, and great transport links near South Queensferry Main Street.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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