



29 LANG RIGG

South Queensferry, Midlothian, EH30 9WN



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A beautifully presented, light-filled end-terrace villa offering stylish open-plan living, a south-facing garden, and a superb park-side setting, all within easy reach of excellent transport links for commuting to Edinburgh and beyond.

Accommodation

Ground Floor:

Entrance vestibule, open-plan sitting/dining room, kitchen, WC.

First Floor:

Principal bedroom with en-suite, two further bedrooms, family bathroom.

Garden:

Enclosed south-facing garden



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Situation

29 Lang Rigg is situated within the historic coastal town of South Queensferry, a highly desirable location offering an excellent range of everyday amenities alongside a strong sense of character and community. The town is centred around its picturesque High Street, where a variety of independent shops, cafés and restaurants sit against the iconic backdrop of the Forth Bridges. Well-regarded establishments such as The Boathouse, Orocco Pier and The Railbridge Bistro contribute to a vibrant local dining scene, while a range of professional and medical services ensures day-to-day convenience.

The waterfront and marina further enhance the appeal of the area, providing a tranquil setting with moored yachts, scenic coastal walks and far-reaching views across the Firth of Forth. This unique blend of historic charm and coastal lifestyle continues to attract a wide range of buyers. The area is well served by reputable schooling, including Queensferry Primary School, Echline Primary School and St Margaret's RC Primary School, together with Queensferry High School.

Despite its peaceful setting, the property is exceptionally well connected. The Queensferry Crossing provides swift access to the north, while the A90 and city bypass offer convenient routes into central Edinburgh and the wider motorway network. Dalmeny railway station, within easy reach, provides a fast and regular service both north and south along the East Coast line, while Edinburgh International Airport is also readily accessible.

General Description

Set within a highly regarded modern development, this end-terrace villa presents a beautifully curated home, combining contemporary design with an abundance of natural light and thoughtfully proportioned living space. Occupying a desirable end position, the property enjoys a bright south-facing rear aspect with an open outlook across adjoining green space, creating a rare sense of privacy.

You are welcomed into the property via an entrance vestibule, leading through to a beautifully designed ground floor arranged with modern living in mind. At its heart lies a stunning open-plan sitting and dining room, finished with elegant herringbone-style flooring and flooded with natural light from dual aspects. This is a bright and inviting space, perfectly suited to both everyday living and entertaining, with French doors opening directly onto the rear garden to create a seamless indoor-outdoor connection. The kitchen is both sleek and functional, fitted with contemporary cabinetry, integrated appliances and ample worktop space. Thoughtful storage is incorporated throughout, including a generous cloak cupboard and additional space beneath the staircase, while a well-presented WC completes the accommodation on this level.



The first floor accommodation is equally well considered, offering a balanced layout with three bedrooms and excellent natural light throughout. A bright central landing provides access to all rooms and incorporates additional storage, enhancing everyday functionality. The principal bedroom is a standout feature, positioned to the rear to take full advantage of the sunny south-facing aspect and open outlook across the neighbouring green space. French doors open to a Juliet balcony, allowing light to flood the room while adding a sense of openness. The room is generously proportioned and complemented by fitted wardrobe storage and a stylish en-suite shower room finished in a clean, contemporary design.

Bedroom two is another excellent double room, with a striking full-height window which draws in an abundance of natural light, as well as built-in wardrobe storage. Bedroom three offers valuable flexibility and is currently arranged as a single bedroom or home office, with integrated storage and a pleasant outlook. The family bathroom is modern and well-presented, fitted with a three-piece suite including a bath with shower over, complimented by neutral tiling and a bright, fresh finish.

Externally, the south-facing, enclosed rear garden is a particular highlight; generous, private, and perfectly oriented to capture sunlight throughout the day. Designed with ease of maintenance in mind, it combines lawn and patio areas to create distinct spaces for relaxation and entertaining. A pergola provides an inviting covered seating area, ideal for outdoor dining, while a garden shed offers additional storage. Gated access leads directly to the neighbouring park, further enhancing the sense of space and setting.

This is a stylish, move-in ready home offering an exceptional balance of design, space and setting, with the added benefit of a south-facing garden and attractive open outlook.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9WN

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - Band E
EPC Rating – B

Solicitor

W&AS Bruce, 80 St. Margaret Street, Dunfermline, Fife, KY12 7PE. Tel: 01383 738000

Local Authority

City of Edinburgh Council - South Queensferry local office, 53 High Street, South Queensferry, EH30 9HP.

Tenure

Freehold

Services

Mains water, drainage and electricity. Gas central heating.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

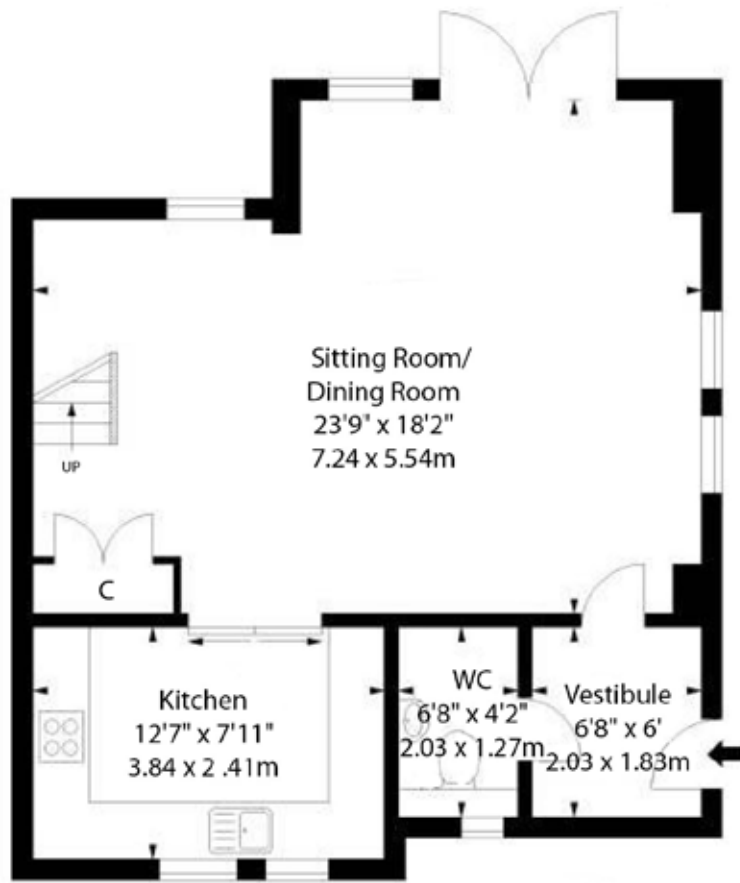
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

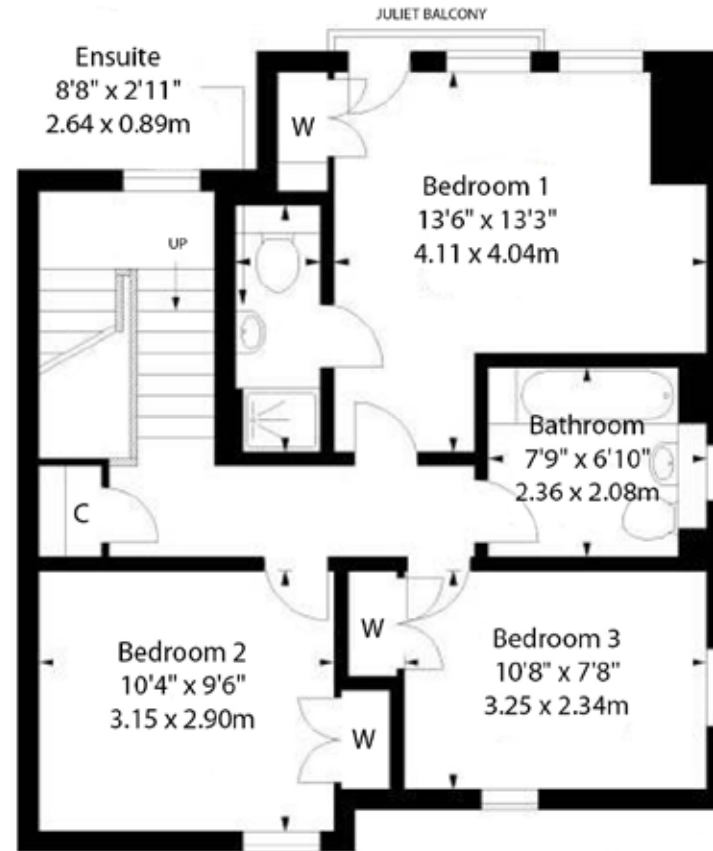
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.







GROUND FLOOR



FIRST FLOOR

Misrepresentations

1 The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely

without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/ funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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