



Deans Properties

Deans Solicitors and Estate Agents LLP



**3 Ashburnham Gardens
South Queensferry, EH30 9LB**



SPACIOUS PERIOD HOUSE

Ground Floor:

Sitting room
 Library snug
 Dining room / Bedroom 5
 Cloakroom & larder
 Shower room & WC
 Utility room
 Breakfasting kitchen

First Floor:

Four spacious double bedrooms
 Study/nursery
 Two bathrooms

Second Floor:

Stylish attic room
 Generous and accessible attic storage

External Accommodation:

Large garden studio/office
 Garage with electric car charge point
 Attic storage

Gardens:

Genuinely private gardens to front, side and rear
 Gravelled drive with parking leading to garage and garden studio

EPC Rating - D



Available for the first time on the open market, this unique Grade B listed period house, built in 1898, beautifully couples wonderful historic features throughout with contemporary interior design. Set in an elevated position, the property affords incredible views of the Firth of Forth, Forth Bridges and Fife beyond, and is attached on one side to the neighbouring Ashburnham House. Stylishly and carefully renovated to provide flexible living spaces and an ideal modern family home just a short distance from Edinburgh city centre, the house sits in extensive, secluded private gardens in a central location of the picturesque coastal town of South Queensferry. The property is within a short walking distance of Dalmeny train station and a variety of local amenities including a selection of popular cafes, bars, restaurants, and independent shops on the historic High Street.

Filled with light, this stylish heritage property comprises flexible living spaces which can be opened up for entertaining larger gatherings or closed down for cosier moments. The ground floor comprises; spacious, dual aspect sitting room with wood-burning stove, south-facing library with patio doors to the garden, dining room with Victorian cast iron range fireplace – which comfortably accommodates a 14-seater dining table for more sociable occasions. Also on the ground floor is a stylish breakfasting kitchen including a dining area, and is well equipped with integrated Bosch appliances, utility room (an external door providing direct access to the hidden bin storage area), shower room with WC, cloakroom and larder. The first floor comprises; four generous double bedrooms, each with its own character and all with original period fireplaces, a home office / nursery, and two modern well-appointed bathrooms with shower over bath. Stairs lead to the second floor and an elegant, bright attic room with magnificent views of the Forth Bridges and beyond to Fife - with generous attic storage accessible via concealed doors at either end.

Bounded by mature beech hedges, trees and established hedgerow, the extensive and genuinely private landscaped gardens surround the property offering country cottage charm. The attractive gardens include a small orchard, vegetable plots and many tranquil, secluded spots to relax and catch the sun at different times of day – including a fire pit area for evening enjoyment of the garden.

Secluded within the garden – and accessed separately from the house via the driveway with its own private entrance - is a separate garden studio providing ample space for office, gym or craft/artist studio. The driveway and garage (with electric car charge point) provide convenient off-street parking.

The property has secondary double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher.





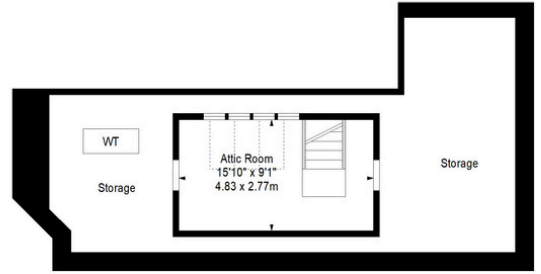




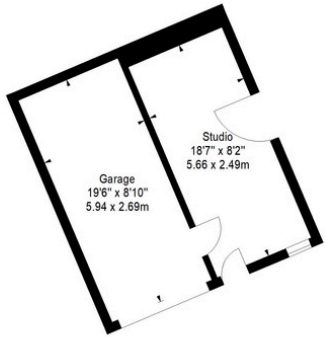
Ashburnham Gardens,
South Queensferry,
Edinburgh, EH30 9LB



Approx. Gross Internal Area
2690 Sq Ft - 249.90 Sq M
Garage & Studio
Approx. Gross Internal Area
332 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
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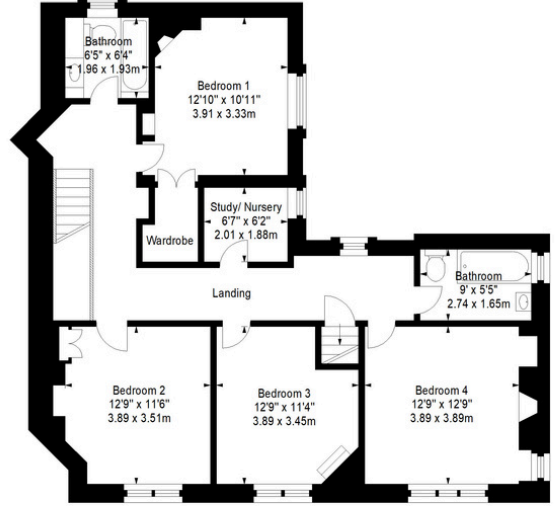
Attic Floor



Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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