



13 Ashburnham Loan,  
South Queensferry, EH30 9LE

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- W.C Apartment
- Double Glazing & GCH
- Private Gardens to Front & Rear
- Single Garage & Driveway
- EPC Rating – C





Forming part of a select established modern development and situated within a quiet cul-de-sac setting, this lovely, well-presented detached villa is located within the sought-after picturesque town of South Queensferry. The property is within walking distance of Dalmeny Railway Station, reputable primary and secondary schooling and easy reach of various amenities and the Queensferry Crossing. The well laid out accommodation would make an excellent family home and comprises; welcoming entrance hallway with WC apartment, light and airy bay windowed sitting room with feature fireplace, contemporary dining kitchen with bi-folding doors to the rear garden, utility room, upstairs leads to the delightful master bedroom with en-suite shower room, three further bedrooms and bathroom with white suite and shower. There are private gardens to front and fully enclosed to the rear with single garage and driveway. The property benefits from gas central heating and double glazing. Included in the sale are the: fitted carpets/ floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. The appliances included are sold as seen with no warranty provided.



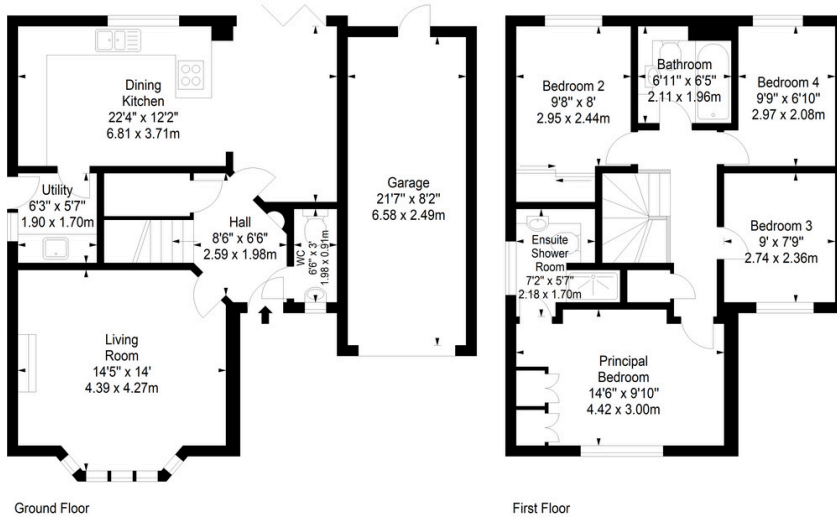
Ashburnham Loan,  
South Queensferry,  
Midlothian, EH30 9LE



Approx. Gross Internal Area  
1159 Sq Ft - 107.67 Sq M  
Garage

Approx. Gross Internal Area  
177 Sq Ft - 16.44 Sq M

For identification only. Not to scale.  
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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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