



12 Sandercombe Drive  
South Queensferry, EH30 9AF

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Living Room
- Dining Kitchen
- Four Bedrooms
- En-suite Shower Room
- Bathroom
- WC Apartment
- Utility Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & Single Garge
- EPC Rating- C





## Exceptional Family Home in Sought-After South Queensferry

Situated in a quiet modern development, this beautifully presented four-bedroom detached villa offers comfort, convenience, and high-specification upgrades. Within walking distance of Dalmeny Railway Station, highly regarded primary and secondary schools, and local amenities such as Port Edgar Marina and the Queensferry Crossing, this home is perfectly positioned for family living.

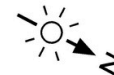
Designed with families in mind, the property features a welcoming entrance hallway, a spacious sitting room with a charming bay window, and a stunning open-plan kitchen/dining area equipped with premium kitchen cabinets, Silestone work surfaces, and high-quality integrated appliances. French doors open onto the private rear garden, and there is a practical utility room. There is also a downstairs WC for added convenience. Upstairs, the generous master bedroom includes fitted double wardrobes and a sleek en-suite shower room. Three further well-sized double bedrooms, all with fitted double wardrobes, provide ample space for children or a home office. The modern family bathroom features a separate shower enclosure.

The fully enclosed rear garden benefits from a sunny south-west aspect, designer lighting connected to the mains, an outdoor double socket, and a practical outside tap. The integral garage, with extra power sockets, offers additional storage or workspace, while direct fibre internet ensures fast and reliable connectivity for work or study. A front driveway provides off-street parking. Additional features include double glazing, gas central heating, and an 8-year warranty on wardrobes in two bedrooms. Inclusions: Fitted carpets, floor coverings, curtains, cooker, oven, hob, extractor hood, fridge-freezer, dishwasher, and light shades. All appliances and fixtures are sold as seen, with no additional warranties. Early viewing is highly recommended.





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Approx. Gross Internal Area

1356 Sq Ft - 125.97 Sq M

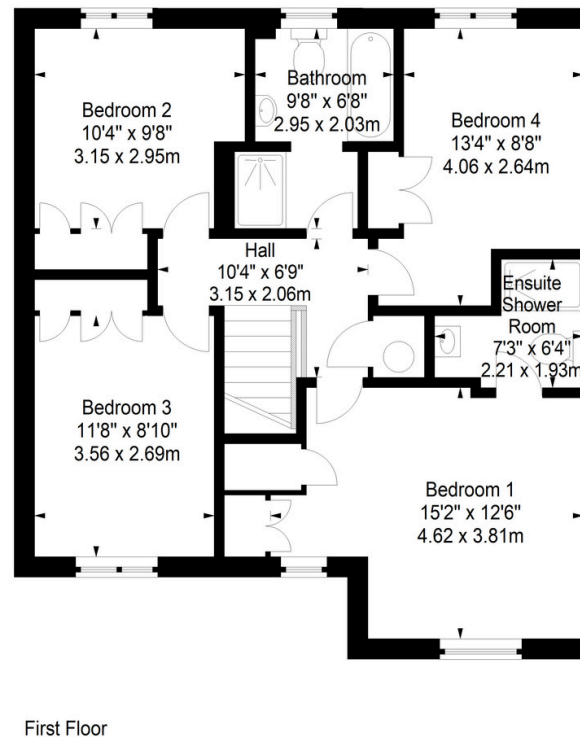
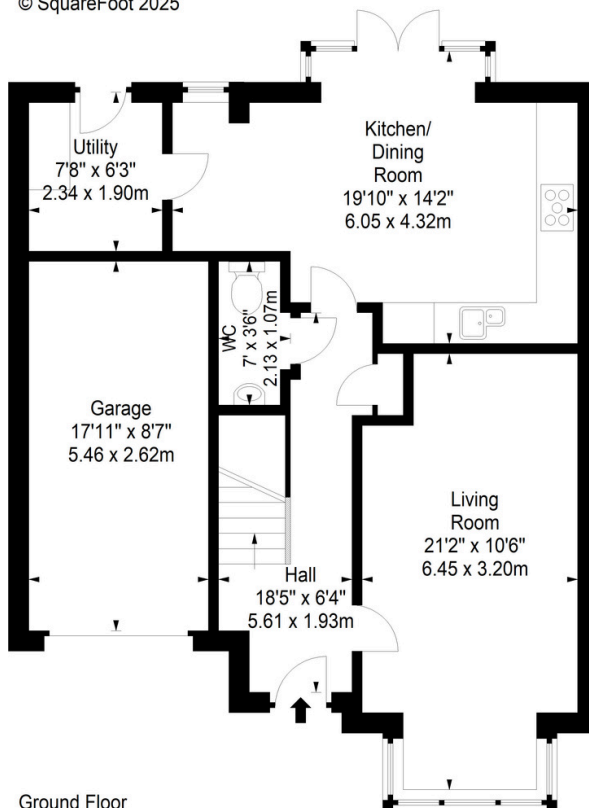
Garage

Approx. Gross Internal Area

158 Sq Ft - 14.68 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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Your Property People.

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