

14 Wester Dalmeny Steading, Dalmeny, South Queensferry, EH30 9TT



### Description

Commanding delightful views to open countryside towards the Forth Bridges, this wonderfully light and spacious family home offers all the benefits of a peaceful rural location combined with the convenience of proximity to excellent local facilities, as well as road and rail links to Edinburgh and Fife. Offering flexible living space, the property is unique in character and style and boasts a mature sunny rear garden which provides an ideal space for summer relaxation and outside entertaining.

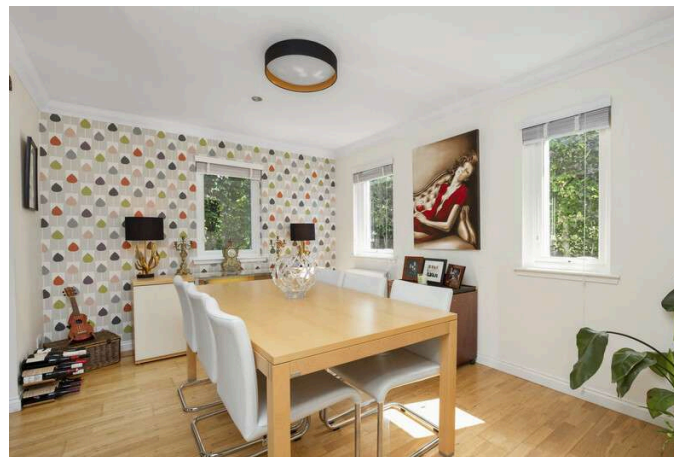
### Features

- Beautiful leafy steading development within the charming village of Dalmeny, bordered by countryside
- Semi-detached villa with fully enclosed garden, driveway and garage
- Generously proportioned light and airy living room with gas fire open plan to the large dining room and creates the perfect ambience for family entertaining
- High-spec kitchen which has a range of stylish base and wall mounted units with integrated appliances
- Separate utility room
- Versatile double bedroom 4/snug lounge
- Bright and sunny master bedroom with extensive fitted wardrobe space and a modern en suite shower room
- Two further good-sized bedrooms
- Family bathroom comprising classic white three-piece suite
- Gas central heating and double ensuring a comfortable and ambient living environment
- Single garage and drive located adjacent to the property

### Extras

The fitted floor coverings, oven, microwave, hob, cooker hood, dishwasher, wine cooler, fridge and freezer are included.

EPC Rating: C



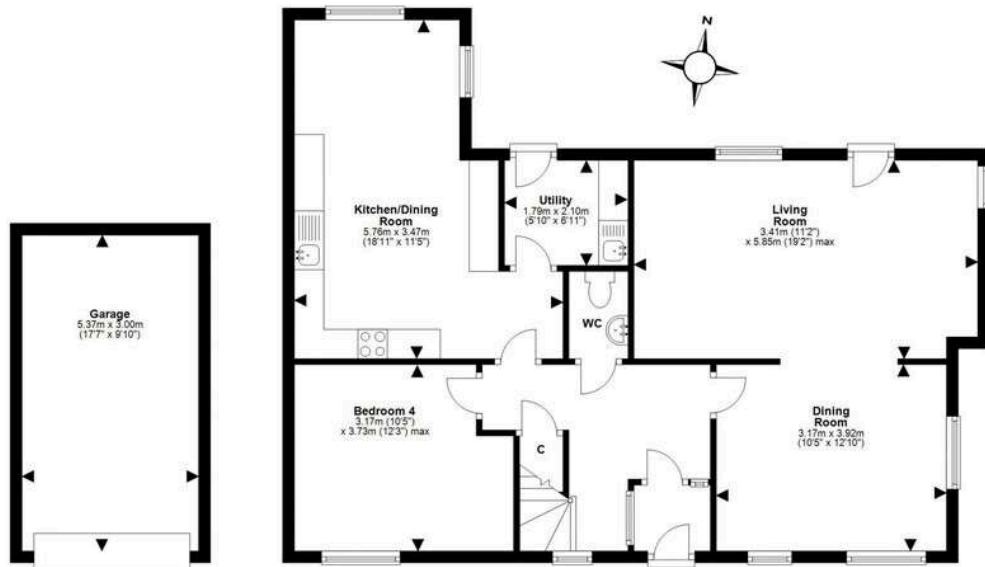
### Location

Dalmeny village neighbours the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.

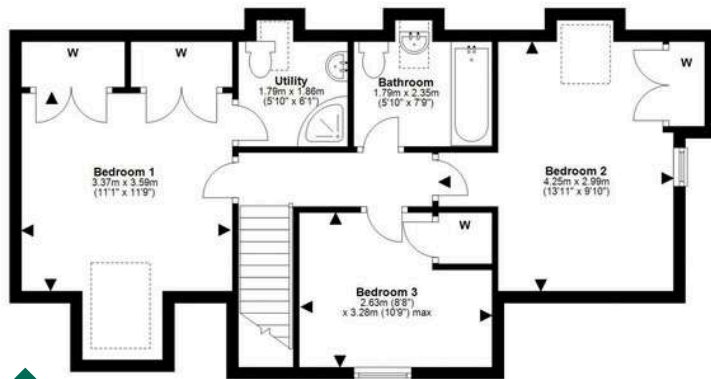
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Connor  
Malcolm

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

