



Solicitors & Estate Agents










Offers Over

£350,000

6 Wester Dalmeny Steading

Dalmeny | South Queensferry | EH30 9TT

This impressive, 2-bedroom steading home with private garden, garage and allocated parking space, forms part of a beautiful leafy steading conversion with delightful communal courtyard and garden grounds. Quietly positioned within the charming village of Dalmeny, bordered by open countryside and lying on the periphery of South Queensferry, within easy reach of local amenities and transport links including the nearby Dalmeny Train Station.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private front garden & communal gardens
-  Private garage & allocated parking space
-  EPC Rating – C
-  Council Tax Band – E



Description

A delightful and stylish property offering a wealth of character and charm throughout and enjoying a light and modern interior with many enhancing features. The unique accommodation shall undoubtedly appeal to a wide variety of buyers seeking a lovely home in a picturesque setting and merits internal viewing to be fully appreciated. The property comprises; entrance hallway with steps leading down to the stunning open plan lounge/diningroom/ kitchen with alternative entrance door with direct access to the attractive private garden and parking. The beautifully appointed and generously proportioned room is enhanced with solid wood flooring within the lounge/diningroom with feature wall incorporating the contemporary electric fire. The country-style kitchen with window to rear, is fitted with a range of wall and base units with solid wood worktops incorporating the Belfast sink and 5-ring gas hob with hood above and built-in electric oven below. The integrated dishwasher and washing machine shall be included. The stylish bathroom is a good size and is fitted with a WC, bath with mains shower and contemporary wash hand basin set within a vanity unit with storage below. Bedroom number 2 is located on the ground level, a sizeable double bedroom with built-in storage. Upstairs leads to the large principal bedroom with Velux windows to both the front and rear enjoying excellent natural light. The room benefits from fitted wardrobes and an en-suite shower room with three piece white suite. Further benefits include a gas central heating system with combi boiler and the windows are predominantly sash and case double glazed units.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated dishwasher, washing machine and free standing fridge freezer.

Externally

The property is set within pleasant, well-kept landscaped grounds with extensive communal residents' garden and pretty paved courtyard. The property also benefits from an attractive private garden to the rear with private garage located within the row of lock-up garages, with power, and there is in addition, an allocated parking space.

Factors

Trinity Factors are the Factoring Agents for the development to which a fee of approx. £344 per annum is payable for the upkeep of the communal garden and courtyard maintenance, repairs, management, communal electricity and property owners liability insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Dalmeny is situated on the periphery of the historic town of South Queensferry famous for its superb backdrop of the Forth Bridges and provides excellent amenities and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The property is also within easy reach of Dalmeny Train Station taking you to the heart of Edinburgh City Centre in approximately 20 minutes along with the lothian bus service, which is only a short walk. The old 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 fiveaside 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 Dalmeny itself and Hopetoun House Estates. Dalmeny has a Primary School which is within close proximity and South Queensferry has both Primary and Secondary Schooling.





Approx. Gross Internal Floor Area 91.13 Sq M / 981 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

