










Offers Over

**£180,000**

## 17 Ashburnham Road

South Queensferry | Edinburgh | EH30 9JN

Neilsons are delighted to present to the market this spacious semi-detached house, forming part of a well-established residential development in the ever-popular town of South Queensferry. Renowned for its charming coastal setting and excellent commuter links to Edinburgh and beyond, South Queensferry continues to attract a wide range of buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation begins with a welcoming hallway, complete with a staircase leading to the upper level. To the front of the property lies a bright and generously proportioned reception room. This living space is finished with carpeting underfoot and features a charming stone fireplace with an electric fire insert, creating a cosy focal point. A recessed area with built-in shelving provides practical storage. Positioned to the rear, the fitted kitchen is well laid out with a range of wall and base units, complemented by tiling to the splash areas for easy maintenance. A convenient breakfast bar offers casual dining space, ideal for busy mornings or informal meals. The kitchen also provides access to a rear porch, which in turn leads directly to the garden. This area benefits from excellent additional storage options, enhancing the home's practicality. Upstairs, there are two well-proportioned double bedrooms. The front-facing principal bedroom is bright and comfortable, featuring carpeting and an impressive array of built-in wardrobes and storage solutions. The second double bedroom, located to the rear, is equally spacious and presented in neutral décor, offering flexibility for use as a guest room, home office, or additional family bedroom. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC, providing a functional and well-maintained space.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the property continues to impress. The front garden is laid to lawn with a planted border, while a gated driveway provides convenient off-street parking. To the rear, the enclosed garden offers two patio areas, perfect for outdoor dining and entertaining, alongside a lawned section, creating a pleasant and versatile outdoor environment.

## Viewing

Please contact Neilsons on 0131 625 2222.





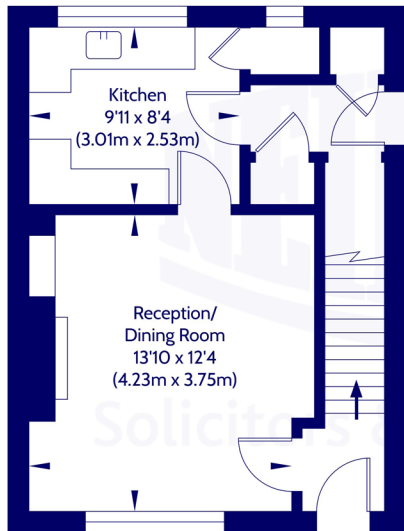
## Location

Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the heart of Edinburgh City Centre in approximately 20 minutes. 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 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 Dalmeny and Hopetoun House.

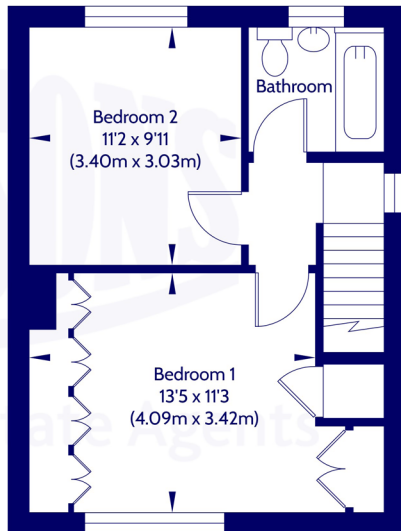




Approx. Gross Internal Floor Area 69 Sq M / 748 Sq Ft.



Ground Floor



1st Floor

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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