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Offers Over
£270,000

5 The Glebe

Dalmeny | Edinburgh | EH30 9TX

An excellent opportunity has arisen to acquire this impressive four-bedroom semi-detached villa, pleasantly positioned along a leafy road in the delightful village of Dalmeny. Surrounded by open countryside and conveniently located on the outskirts of South Queensferry, the property enjoys easy access to local amenities and transport links, including nearby Dalmeny railway station. With generous private gardens, off-street parking and flexible family accommodation, this is an ideal home for growing families.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful understairs storage cupboard. The bright and airy front-facing reception room enjoys twin windows, allowing plenty of natural light to fill the space. A gas fireplace creates an attractive focal point, while a shelved press cupboard provides handy additional storage. To the rear, the kitchen is presented in smart condition and fitted with a range of included integrated white goods. Direct access to the garden adds further practicality for everyday family life. A ground-floor double bedroom offers flexibility and could also be utilised as a guest room, home office or additional reception space if desired.

The first-floor landing provides access to the attic and benefits from further useful built-in storage provisions. The principal bedroom is a generously proportioned front-facing double room, offering ample space for freestanding furniture. There are two further rear-facing bedrooms, one of which offers flexibility for use as a study or dressing room. Subject to the necessary consents, there may also be potential to combine these rooms to create one larger bedroom, depending on individual requirements. Completing the accommodation is an immaculate shower room fitted with a walk-in shower, heated towel rail and partially panelled surround.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys generous private gardens, with the front garden laid to lawn. The side and rear gardens connect to create an excellent outdoor space, offering superb potential for families, gardening enthusiasts and those who enjoy entertaining outdoors. A double driveway provides convenient off-street parking and benefits from an easy-access ramp.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

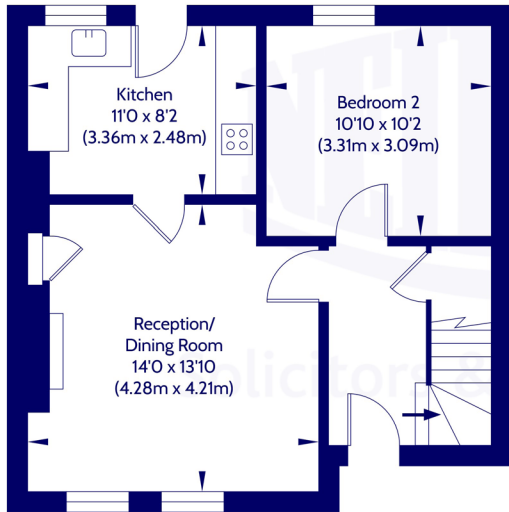
Dalmeny is situated on the periphery of the historic town of South Queensferry famous for its superb backdrop of the Forth Bridges and provides excellent amenities and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part 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



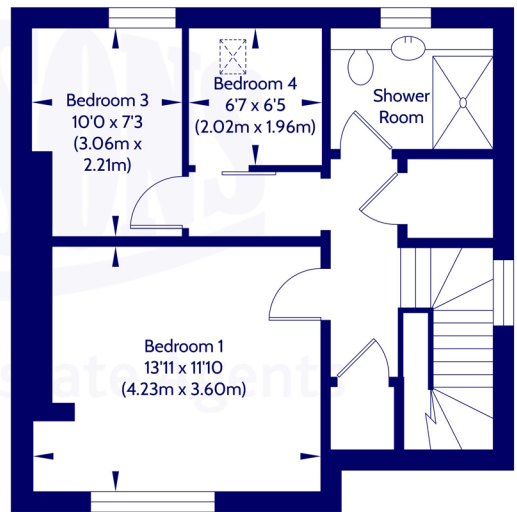


Approx. Gross Internal Floor Area 90 Sq M / 963 Sq Ft.

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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