



Offers Over
£600,000

34 Ashburnham Gardens

South Queensferry | EH30 9LB

A fantastic opportunity has arisen to purchase this impressive, truly stunning detached family villa with private gardens, extensive driveway and double garage, forming part of an established sought after development within the historic town of South Queensferry. The property is within walking distance of Dalmeny Railway Station and within easy reach of good local amenities.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms & WC
- Double Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - G



Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming entrance vestibule leading to the open plan modern fitted kitchen with large island, integrated appliances and door accessing rear garden, light and airy bay windowed reception room with bioethanol fireplace, spacious conservatory with under floor heating and door accessing rear garden, useful utility room and WC off it. Finally, the upstairs accommodation comprises; spacious upper landing with storage cupboards and access to floored loft with Ramsey style ladder, well proportioned principal bedroom with fitted wardrobes and new modern en-suite shower room, three further good sized double bedrooms, and contemporary shower room with rainfall shower. Further benefits include gas central heating, new double glazed windows (installed September 2025), smart lights downstairs, cavity wall insulation and full fibre broadband.



Extras

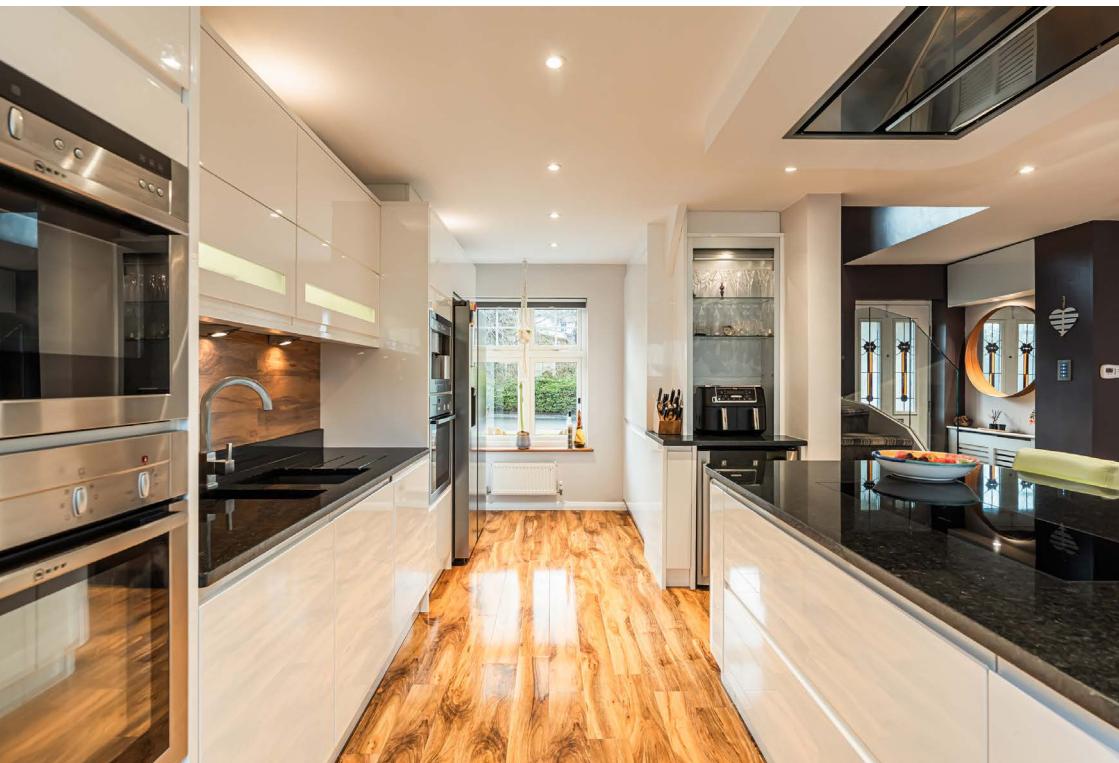
All fitted floor coverings will be included in the sale together with the integrated dishwasher, ovens, integrated coffee machine, integrated microwave, induction hob, and extractor hood. The fridge/freezer, hot tub, solar panels and Tesla charging batteries can also be made available by separate negotiations.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front and side lies well maintained garden grounds together with a driveway providing off-street parking for multiple vehicles leading to the double garage with electric doors.

Viewing

By appointment through Neilsons 0131 625 2222.





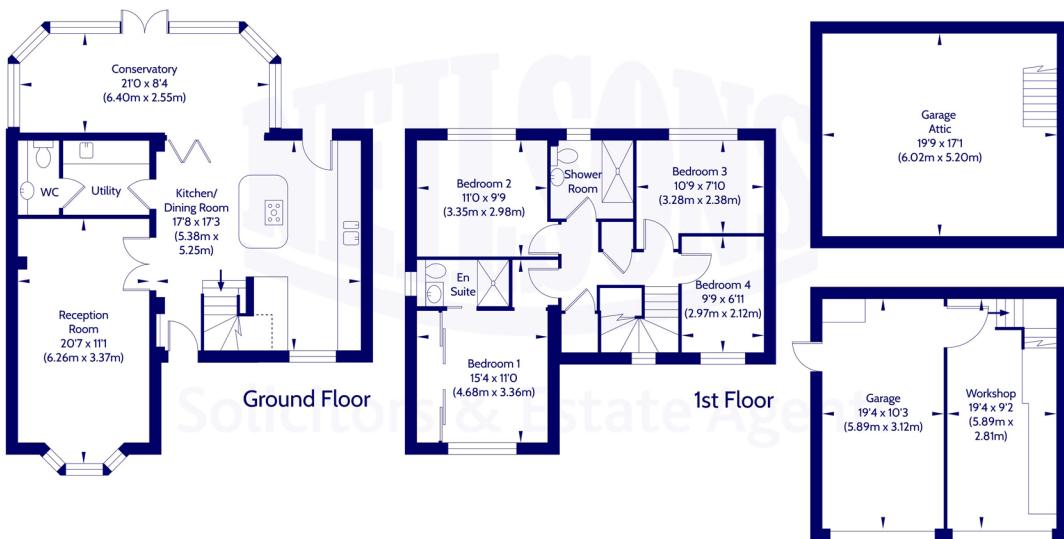
Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office 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 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-aside 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.





Approx. Gross Internal Floor Area Excl. Garage 129 Sq M / 1390 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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