

# The Manse, Dalmeny

South Queensferry, EH30 9TT

VMH ESTATE AGENTS







# Exceptional detached Victorian family home with open outlook and stunning views

- Rarely available detached period property
- Spacious sitting room with bay window
- Modern kitchen/dining/family room
- Formal dining room
- Living room with balcony & views
- Principal bedroom with en-suite
- 5 further versatile bedrooms, 1 en-suite
- 2 further bathrooms & utility
- Stunning open outlook & views
- Extensive gardens, garage & driveway

Offers Over:

## £1,100,000

H D Freehold

Further information can be found in the home report.

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# About the Property

Occupying approximately 350 square metres, The Manse is a beautifully presented six bedroom Victorian detached house, offering a versatile modern family home over 3 levels with a wonderful open outlook to the rear and stunning views.

The Manse has been modernised and extended by the current owners throughout and is complemented by many fine period features.

Accessed via an impressive gated entrance, the property is quietly positioned with wrap around gardens, patios, garage and a stunning rear view outlook across farmlands with an uninterrupted view to the Forth Road Bridge.

The accommodation comprises an entrance vestibule, a beautiful sitting room with bay window, feature fireplace and original floorboards, a versatile ground floor bedroom, formal dining room, an open plan modern kitchen complete with island unit, dining space and family area, a modern shower room and utility.

The first floor consists of an impressive living room with bi-fold doors to a rear facing balcony with a stunning view, the principal bedroom with en suite facilities, 2 further double bedrooms, a home office and a family bathroom.

The top floor conversion consists of a spacious bedroom with modern en suite and a versatile bedroom, currently used as a studio.









“Stunning uninterrupted views towards the Forth Road Bridge and the Firth of Forth”



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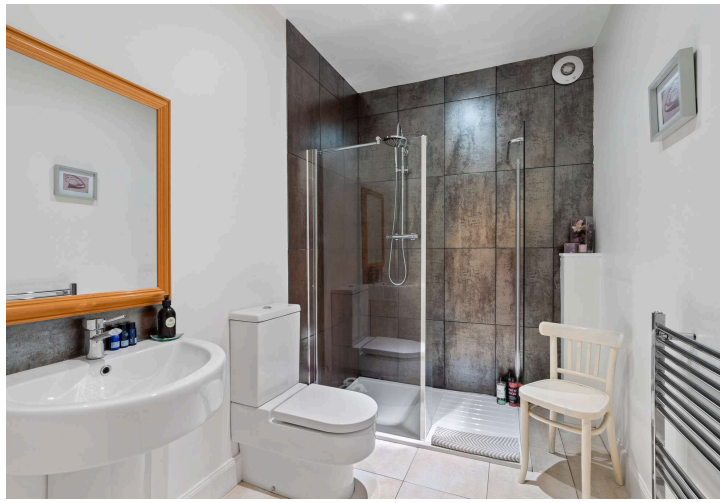


Externally the mature private gardens have been beautifully maintained, the extensive front garden is mainly laid with lawn, there is a front driveway with garage, an enclosed side garden and rear patio. (Part of the rear garden occupied by the sellers is not part of their owned title but has been occupied and maintained by them.)

## Extras

All fitted floor coverings, blinds, light fittings, Belling cooker, dishwasher, fridge/ freezer along with washing machine, dryer and garden shed are included in the sale price. No warranties or guarantees will be given in relation to appliances. Please note, the sitting room fireplace is not in working order.









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## Location

The picturesque conservation village of Dalmeny just seven miles from Edinburgh city centre, is renowned for its superb backdrop of the Forth Bridges and is extremely popular with families and commuters alike. Dalmeny train station is within walking distance and offers regular rail services both North and South, with journey times to Edinburgh Waverley in the region of 20 minutes. Regular bus service into the city is equally convenient and Edinburgh International Airport is approximately 6 miles from Dalmeny providing easy access to other UK cities and destinations worldwide. The neighbouring town of South Queensferry is an historic Royal Burgh and has spectacular views of the Queensferry Crossing, Forth Road and Rail Bridges, and across the Firth of Forth to Fife. There are excellent local amenities close by including convenient shops, leisure facilities, and award winning riverside bars and restaurants. Enjoyable walks can be taken at Dalmeny and Hopetoun along with sailing at Port Edgar Marina.

# Floor Plan

**The Manse, Dalmeny, South Queensferry, EH30 9TT**




Total Area: 340.7 m² ... 3668 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only.

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