



Offers Over

£650,000

48 Ashburnham Gardens

South Queensferry | EH30 9LB

A tremendous opportunity has arisen to acquire this truly stunning and substantially extended detached family villa, quietly forming part of an established and highly sought-after development within the historic town of South Queensferry. Boasting beautifully maintained private gardens, an extensive driveway, and a double garage, the property is ideally positioned within walking distance of Dalmeny Railway Station, excellent local amenities, and highly regarded schooling. Offering exceptionally spacious and versatile accommodation over three levels, this outstanding home is perfectly suited to modern family living.

 6 bedrooms

 3 public rooms

 3 bathrooms

Home office

 Private gardens

 Double garage & driveway

 EPC Band - D

 Council Tax Band - G



Description

The accommodation begins with a welcoming entrance hallway. The elegant lounge is bright and spacious, featuring a charming bay window and an attractive gas fireplace creating a superb focal point. Flowing seamlessly from the lounge is a versatile sitting room, flooded with natural light from a skylight and offering flexible use as an additional family room, reading room, or playroom. Undoubtedly the heart of the home is the impressive kitchen/diner. Beautifully appointed with a range of integrated white goods, stunning Quartz worktops, a double sink, breakfast bar, and mood-setting under-unit lighting, the space has been thoughtfully designed for both everyday living and entertaining. A fitted study area provides a casual homework or home-working space, while a useful pantry cupboard is neatly positioned beneath the stairs. The generous dining area is enhanced by French doors opening directly onto the rear garden. The separate utility room offers further fitted cabinetry, additional storage, partial splashback tiling, and space for laundry appliances. A dedicated home office enjoys a bright bay window together with fitted shelving and a built-in desk, making it an excellent workspace for those working from home. Completing the ground floor is a convenient two-piece W/C.



The first-floor landing leads to four generously proportioned bedrooms. The principal bedroom is an impressive front-facing double benefiting from an excellent range of fitted storage and wardrobe space. Its well-maintained en-suite shower room features a single shower cubicle, partial wall tiling, and a heated towel rail. Bedroom two is another spacious front-facing double with integrated mirrored sliding wardrobes and its own en-suite shower room, complete with a single shower cubicle and partial wall tiling. Bedrooms three and four are both comfortable rear-facing doubles, each benefiting from fitted wardrobes while offering ample space for additional freestanding furniture. Completing this floor is the family bathroom, incorporating a shower over the bath and partial wall tiling.

The second-floor landing is naturally brightened by a Velux window and provides access to useful eaves storage. Bedroom five is a good-sized single room featuring twin Velux windows together with further eaves storage. Bedroom six is an exceptionally versatile and spacious double room complete with fitted shelving to both walls and a designated dressing or study area, making it equally suitable as a superb family room, games room, or teenager's suite.

Further benefits include Hive-controlled gas central heating to the ground and first floors, electric heating to the second floor, double glazing, and a comprehensive CCTV security system with four cameras.

Gardens & Parking

Externally, the property is surrounded by beautifully established gardens. The front garden features a well-maintained lawn, mature planting, ornamental pond, and attractive patio areas. To the rear, the landscaped garden offers a wonderful outdoor environment with generous patio seating areas, raised beds, two greenhouses, a potting area, mature shrubs and plants, an outdoor tap, and external power sockets. A substantial double garage with fitted workbenches provides excellent storage and workshop space, while the extensive driveway comfortably accommodates up to four vehicles.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





Location

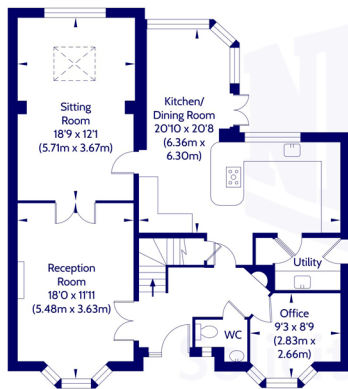
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and 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-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 the area at Dalmeny and Hopetoun House Estates.



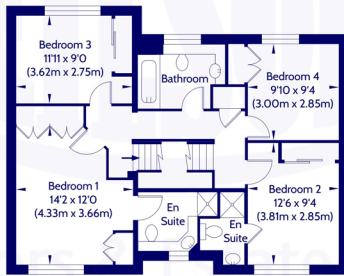


Approx. Gross Internal Floor Area 193 Sq M / 2087 Sq Ft.

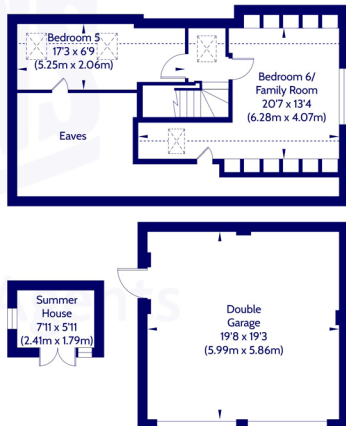
Ground Floor



1st Floor



2nd 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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