



## 26 Standingstane Road, Dalmeny, South Queensferry, EH30 9UB

Dalmeny Detached House For Sale - o/o £280,000

### Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure</b>         | For Sale                     |
| <b>Available Size</b> | 1,770 sq ft / 164.44 sq m    |
| <b>Price</b>          | Offers in excess of £280,000 |
| <b>Business Rates</b> | Upon Enquiry                 |
| <b>EPC Rating</b>     | Upon enquiry                 |

### Key Points

- Substantial House In Dalmeny
- 3 Double Bedrooms
- 1,770sq ft
- Market Value £390,000
- Walk-In Condition
- Private Drive Way & Integrated Garage
- Income Producing £700pcm (VERY LOW RENT)
- Price o/o £280,000

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| <b>Price</b>          | Offers in excess of £280,000       |
| <b>Business Rates</b> | Upon Enquiry                       |
| <b>VAT</b>            | Not applicable                     |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | Upon enquiry                       |

## Description

Situated in the village of Dalmeny by South Queensferry, this substantial detached house is an exclusive family home that is finished to high standards. It boasts a multi-aspect living/dining room, a well-appointed kitchen, three large double bedrooms, and two bathrooms. It is in excellent decorative order and further benefits from private parking and private gardens. Inside, a bright porch welcomes you in, giving way to an equally well-lit hall, which immediately sets the standards of the accommodation with its quality finish and attractive styling. It offers built-in storage and a handy WC, and leads left into the living/dining room.

Spanning the depth of the home, this generously proportioned reception area has ample floorspace for comfy lounge furniture and a large table and chairs. It sees all-day sun from multi-aspect glazing, including a box bay window and French doors to the garden; plus, it is beautifully decorated in elegant hues and laid with a wood-inspired floor. A handsome focal-point fireplace completes the aesthetic. Accessed from the living area or the hall, the kitchen is arranged in a galley style, fitted with wood-toned cabinets and granite-inspired worktops.

It has plenty of storage and workspace, and comes with an integrated oven and gas hob. A neighbouring utility room supplements the kitchen. The three double bedrooms are upstairs, extending off a naturally-lit landing with storage. Each room is light and airy, featuring neutral décor and snug carpeting, as well as built-in wardrobes to maximise the useable floorspace.

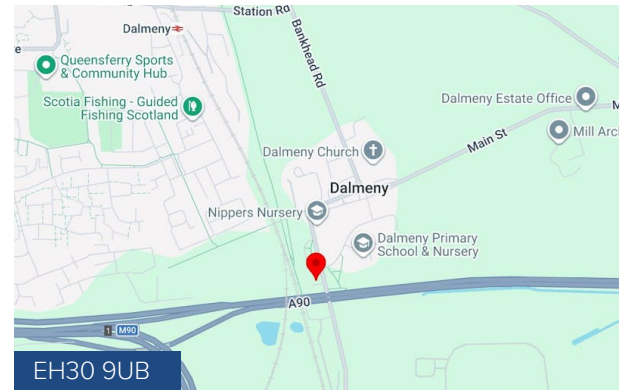
The principal bedroom, with additional storage, also boasts a modern en-suite shower room, whereas the remaining bedrooms benefit from triple-aspect windows. A quality family bathroom completes the home, providing a four-piece suite that includes a toilet, a bidet, a washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the property has gardens to the front, side, and south-facing rear, all of which are laid to lawn. Off-street parking is provided via a private driveway and an integral single garage, with convenient access to the hall.

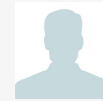
## Location

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes.

The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the



## Viewing & Further Information



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Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants.

The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.