



26 STANDINGSTANE ROAD
DALMENY, SOUTH QUEENSFERRY, EH30 9UB

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Substantial detached house in Dalmeny

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 W/C, and leads left into the living/dining room. Spanning the depth of the home, this generously proportioned reception area has ample floor space 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.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale.

- Substantial detached house
- In excellent decorative order
- Set in the village of Dalmeny
- Attractive neutral interiors
- Porch & hall with storage & WC
- Multi-aspect living/dining room
- Fitted kitchen & utility room
- Bright landing with storage
- Three airy double bedrooms with built-in wardrobes
- Modern en-suite shower room
- Gardens to the front, side, & rear
- Private driveway & integral garage
- Gas central heating & double glazing
- EPC Rating – C

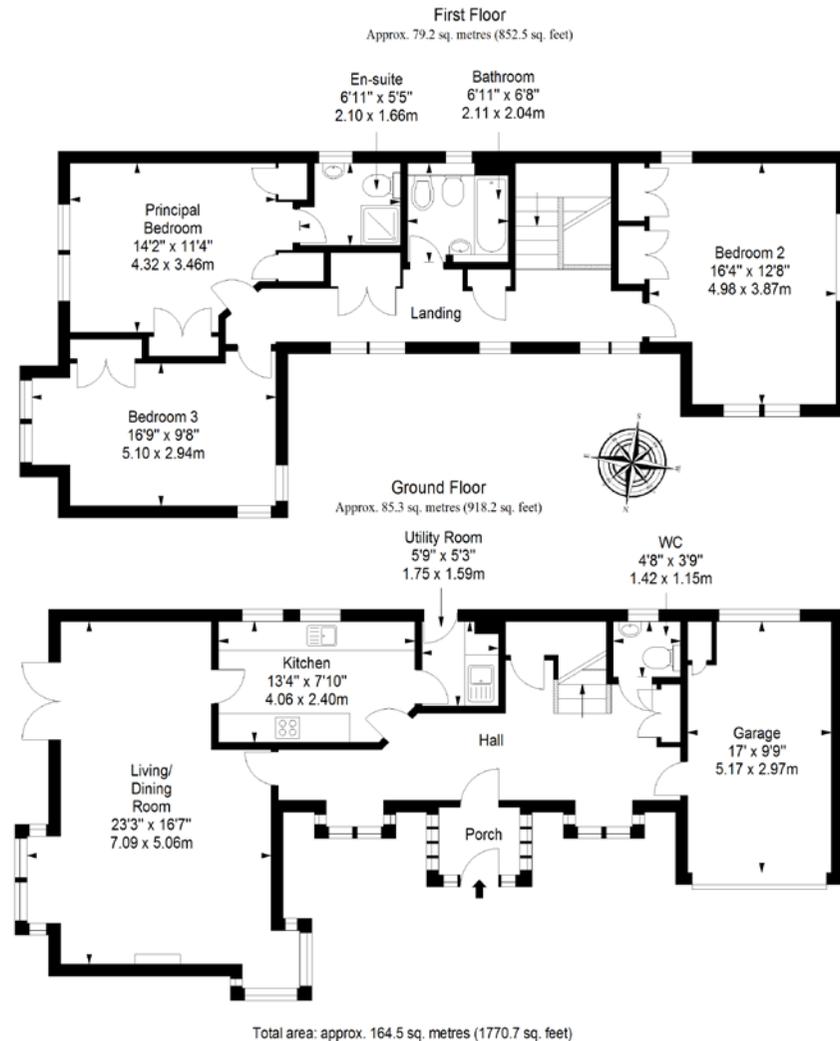




South Queensferry

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 breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the 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.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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