



24 Standingstone Road, Dalmeny,
South Queensferry, EH30 9UB



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Located on the periphery of the quaint village of Dalmeny is this most impressive detached house forming part of a small cul-de-sac of only four homes. Offering deceptively spacious, well-presented family living, the house enjoys good sized gardens extending to the front, side and rear and is within fantastic distance of the many amenities offered in South Queensferry along with excellent local schools. Dalmeny train station is also a short distance from the house as are great links to the road networks providing easy commuting to Edinburgh and beyond.

Detached family houses of this size are rare to the market within Dalmeny and internal viewing of this lovely home is essential to fully appreciate the deceptively spacious, well-presented accommodation on offer within this small cul-de-sac setting.

With gas central heating and double-glazed windows, the accommodation includes an entrance porch with windows to the front of the house. The hallway has a storage cupboard and double panelled doors lead to the exceptionally spacious lounge with lovely double aspect design with French style doors leading out to the rear garden and there is ample space for both living and dining furniture. With attractive chevron effect flooring there is a good-sized family room to the front which could be used as an additional bedroom if desired. Overlooking the rear garden is the lovely kitchen, fitted with a wide range of modern base and wall units with the oven, hob, hood, microwave, dishwasher and fridge/freezer to remain. A useful utility room has space for a washing machine and tumble drier, door to rear garden and leads to a WC with two-piece white suite. A carpeted staircase leads to the upper landing with storage cupboard. There is a generous sized master bedroom with walk-in wardrobe and en suite shower room with separate shower and window. There are three further double bedrooms, two with fitted wardrobes and completing the accommodation is the well-appointed bathroom with three-piece white suite with shower over the bath and window.

Leading outside, the front garden is mainly laid to lawn and a driveway provides off street parking and leads to the single attached garage. There are good sized gardens extending to the side and rear of the house which are again mainly laid to lawn with large patio area and enjoy a great deal of privacy.

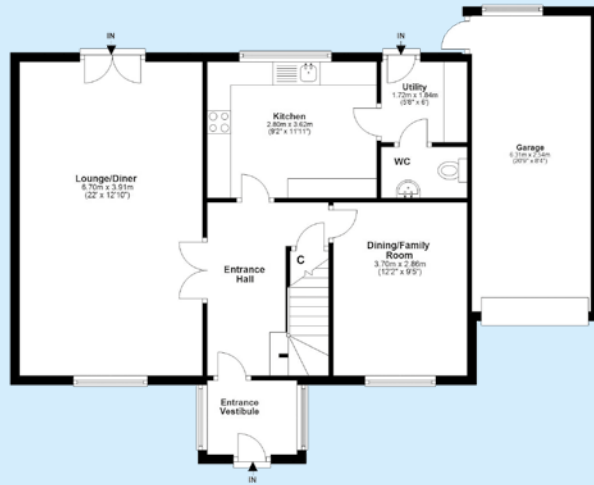
Certain items of furniture along with the children's playhouse are available by separate negotiation.

Area Description

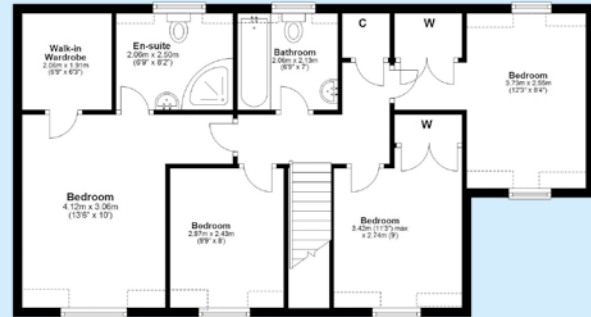
Dalmeny is a small village lying adjacent to South Queensferry and is within excellent walking distance of Dalmeny Railway Station and local schools. South Queensferry is located within excellent commuting distance of Edinburgh. The twisty narrow roads of the town's High Street are a reminder of the town's historic past as a popular trading and fishing port. The town's eclectic mix of buildings make it a fascinating place to wander around, with the Tolbooth and ancient church of St Mary's, which dates from the 15th century. The town is not just a good place to visit, however; Queensferry boasts several primary schools and a secondary school, and a diverse range of shops, restaurants, bars, and cafes. Just south of the town, there has been investment in retail provision, with a supermarket, and popular restaurants. There are excellent estate and woodland walks close to the house.



Ground floor



First floor



Accommodation

Lounge / Diner:	6.7m x 3.9m	(22' x 12'10")
Dining / Family Room:	3.7m x 2.87m	(12'2" x 9'5")
Kitchen:	3.63m x 2.8m	(11'11" x 9'2")
Utility Room:	1.83m x 1.73m	(6' x 5'8")
Master Bedroom:	4.11m x 3.05m	(13'6" x 10')
En Suite Shower Room:	2.5m x 2.06m	(8'2" x 6'9")

Walk-In Wardrobe:	2.06m x 1.88m	(6'9" x 6'2")
Bedroom 2:	3.43m x 2.74m	(11'3" x 9')
Bedroom 3:	3.73m x 2.54m	(12'3" x 8'4")
Bedroom 4:	2.97m x 2.44m	(9'9" x 8')
Bathroom:	2.06m x 2.13m	(6'9" x 7')
Garage:	6.32m x 2.54m	(20'9" x 8'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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