



Offers Over

£595,000

25 Ashburnham Loan

South Queensferry | Edinburgh | EH30 9LE

Quietly positioned at the end of a cul-de-sac within an established modern development in South Queensferry, this well presented detached villa offers spacious and versatile accommodation, ideal for modern family living. The property features four bedrooms, a separate home office and well-maintained gardens, with a detached double garage providing excellent private parking and storage. Conveniently located for local amenities and within walking distance of Dalmeny train station, this is an appealing home offering a combination of generous living space, practical features and a well connected setting.

-  3 public rooms
-  4 bedrooms plus home office
-  2 bathrooms plus WC
-  Front and rear gardens
-  Detached double garage and drive
-  EPC rating – C
-  Council tax band – G



Description

You enter a welcoming hall with useful storage and a WC, with the bright and airy bay windowed lounge positioned to the right. A gas fire creates a cosy focal point, while to the rear, the dining kitchen is fitted with a range of wall and base units with co-ordinated worktops and splashback tiling. Doors lead through to the conservatory (which can also be accessed from the lounge), all together creating a sociable space for relaxing and entertaining. A utility room is located off the kitchen and has a door to the side, while completing this level is a versatile home office/study, which could also be used as a playroom, dining room or fifth bedroom.

Carpeted stairs lead to the first floor landing with storage and access to four double bedrooms. The principal bedroom benefits from built in wardrobes and an en-suite shower room, while bedroom two also has ample fitted wardrobes. The family bathroom is fitted with a four piece suite including a bath and separate shower cubicle, together with a heated towel rail. A floored attic with light and Ramsay ladder provides additional storage. Further features include gas central heating, double glazing and electric underfloor heating to the dining kitchen and conservatory.



Extras

Included in the sale will be the gas hob and electric double oven, fridge, dishwasher, washer/dryer, integrated undercounter freezer and microwave, TV in bedroom one, and the playhouse in the garden.

Gardens and Parking

A neatly maintained lawn provides an attractive approach to the property, while the fully enclosed rear garden is mainly laid to lawn with areas of patio and decking. The garden provides a pleasant space for outdoor enjoyment, as well as a secure area for children and pets. A detached double garage has two up and over doors, power and light, with a driveway providing off street parking and further on street parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





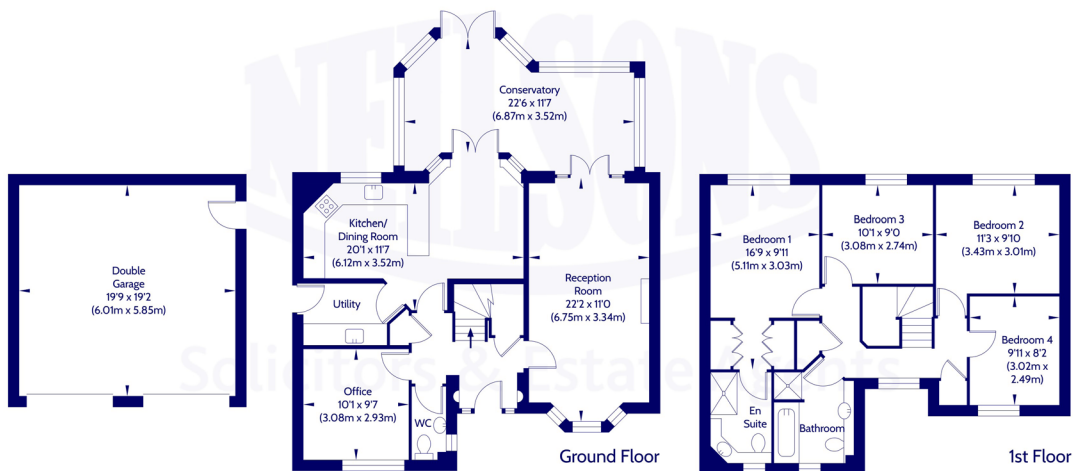
Location

Ashburnham Loan is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and 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 Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area 152 Sq M / 1635 Sq Ft.



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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