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Offers Over

£600,000

32 Ashburnham Gardens

South Queensferry | Edinburgh | EH30 9LB

Set within an attractive and highly regarded established development, this impressive four-bedroom detached family home occupies a desirable position within the sought-after town of South Queensferry. Generously proportioned throughout and offering an excellent balance of formal and informal living space, the property provides a superb setting for contemporary family life.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms Plus WC
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - G



Description





The property opens into a welcoming entrance hallway which immediately provides a sense of the generous proportions found throughout the home. The hallway offers access to the principal accommodation and also incorporates a convenient downstairs WC. The reception room is an exceptionally bright and inviting space, positioned to the front of the property and enjoying a pleasant, leafy outlook through a feature bay window. Generously proportioned, the room provides an elegant yet comfortable setting for both everyday relaxation and entertaining, with carpeting and neutral presentation creating a warm and welcoming ambience. An archway leads naturally through to the dining area. This is an ideal setting for family dining and entertaining, with French doors opening directly onto the rear garden and allowing natural light to flood the room while creating a seamless connection with the outdoor space. The kitchen is both stylish and highly functional, fitted with a comprehensive range of wall and base units providing excellent storage and preparation space. Granite worktops add a quality finish, complemented by a useful breakfast bar which creates an informal space for morning coffee, casual dining or family interaction. A range of integrated appliances is incorporated within the contemporary layout, while a rear door provides convenient direct access to the garden. An alcove within the kitchen provides space for a small breakfast table or informal dining area, creating a practical everyday space for family meals.

The principal bedroom is a particularly impressive front-facing double room, featuring a vaulted ceiling which creates an excellent sense of volume and space. Beautifully presented with carpeting, the room further benefits from a stylish en-suite shower room, creating a comfortable and private principal suite. The second bedroom is another generous double room positioned to the rear of the property, enjoying a pleasant outlook and finished with carpeting and neutral décor. The third bedroom is also well proportioned and benefits from new carpeting, while the fourth bedroom is positioned to the front and offers excellent versatility. Depending on individual requirements, this room could comfortably serve as a fourth bedroom, home office, nursery, dressing room or additional reception space. The contemporary family bathroom has been finished to an excellent standard and features a Villeroy Boch three-piece white suite, complemented by a dual thermostatic shower. Fired Earth tiling provides a sophisticated finish, while useful vanity storage and a stainless steel heated towel rail combine practicality with style. The overall presentation creates a bright, modern and highly functional family bathroom.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property continues to impress with private gardens to both the front and rear. The spacious double driveway provides excellent off-street parking and leads directly to the double garage, offering exceptional convenience together with valuable additional storage. The enclosed rear garden provides an excellent private setting for outdoor family life. Generously proportioned and offering ample space for children to play, outdoor dining, entertaining or simply relaxing during the warmer months, the garden complements the spacious internal accommodation particularly well. The combination of the generous garden grounds, double driveway and double garage provides a level of practicality which is increasingly sought after in modern family homes.

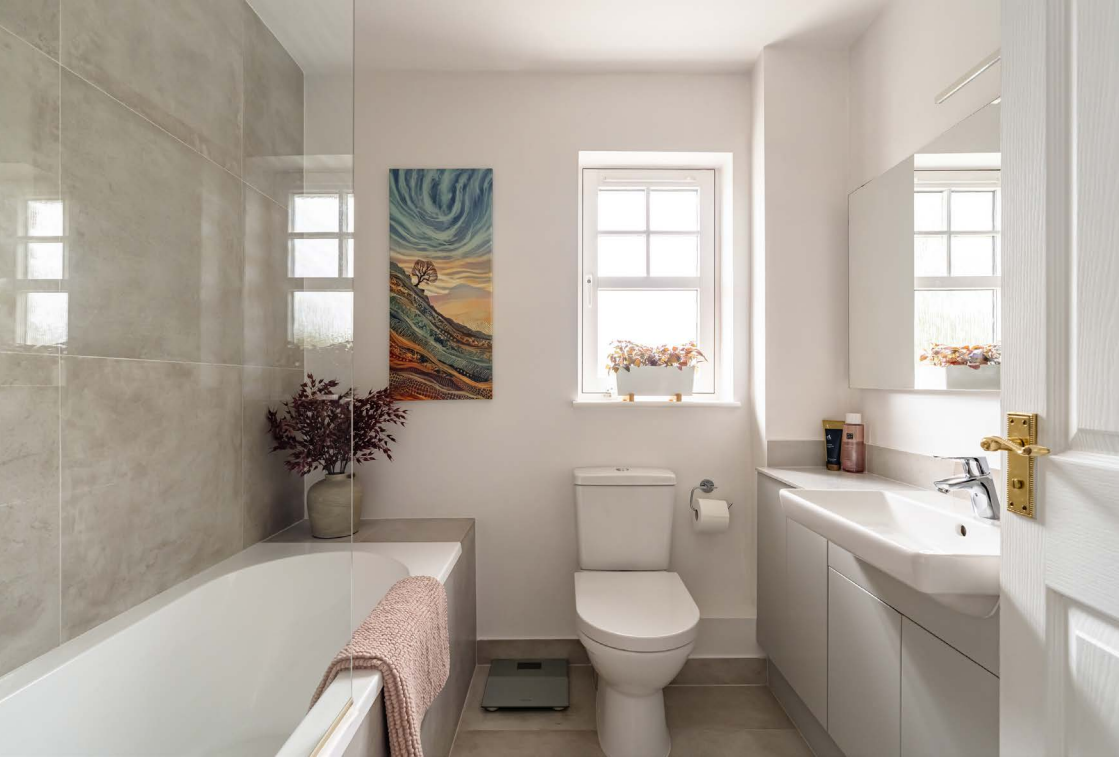
Viewing

By appointment through Neilsons (0131 625 2222).









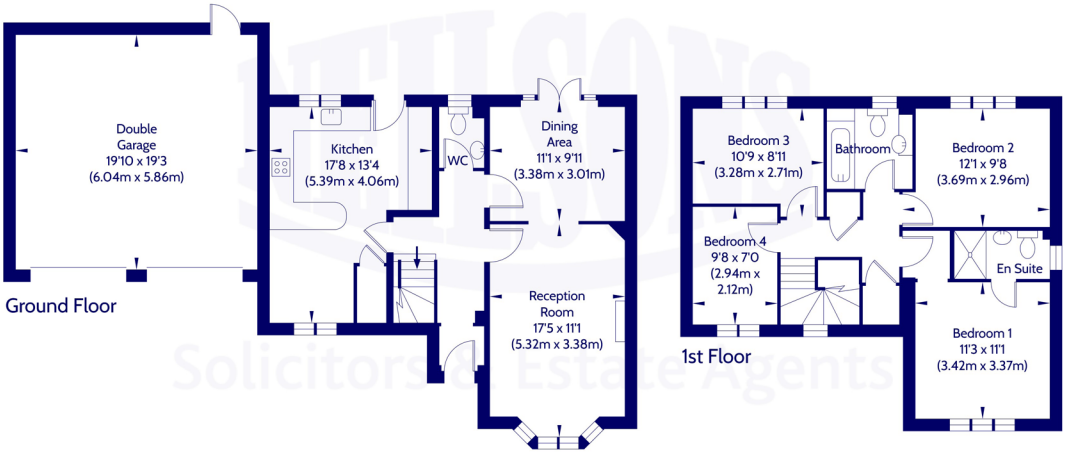
Location





Ashburnham Gardens is a popular residential development within South Queensferry, offering a peaceful established setting while being conveniently located for the excellent range of amenities available within the town. The area is predominantly residential and provides an attractive environment for families, with a good selection of local services and recreational facilities close by. South Queensferry offers a variety of everyday amenities including convenience stores, independent shops, cafés, restaurants and local services, with further retail and leisure facilities available within easy reach. The town is particularly well known for its historic character, picturesque waterfront and stunning views towards the Forth bridges. The location is especially appealing to commuters, with Dalmeny railway station approximately 0.2 miles away, providing regular rail connections towards Edinburgh and Fife. Excellent road links are also available, with convenient access to the M9, M90, Queensferry Crossing and wider motorway network. Families are well catered for with a choice of local educational facilities, including Queensferry Primary School and Queensferry High School, both located within South Queensferry. The surrounding area provides excellent opportunities for outdoor recreation, with the waterfront, coastal walks and countryside all within easy reach. Edinburgh city centre and Edinburgh Airport are also readily accessible, making the location particularly convenient for both work and leisure. Overall, Ashburnham Gardens offers an excellent combination of peaceful residential surroundings, generous family homes, local amenities and exceptional commuter connections, making South Queensferry a highly desirable place to live.

Approx. Gross Internal Floor Area 116 Sq M / 1247 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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