



Deans Properties

Deans Solicitors and Estate Agents LLP



13 Ashburnham Gardens
South Queensferry, EH30 9LB



DETACHED HOUSE

- Living Room
- Kitchen/Dining Room
- Utility
- Garden Room
- Five Double Bedrooms (One En-Suite)
- Study/Bedroom 6
- Family Bathroom
- Separate W.C.
- Private Front & Rear Gardens
- Large Driveway & Double Garage
- Double Glazing & GCH
- EPC Rating - C



This immaculate detached house with views to the famous Forth Rail Bridge is a wonderful family home with extensive south-facing garden. It occupies a private plot in a highly sought-after development in South Queensferry, ideally placed for transport links by bus or rail. The property is in walking distance of the historic High Street offering a fantastic range of independent shops, cafes, restaurants and bars. The accommodation on the ground floor comprises; dual aspect living room with wood-effect gas stove, bright, open plan kitchen/dining room opening to south-facing garden room, utility room, study, suitable for use as a 6th bedroom, and W.C. There are five well-proportioned bedrooms on the first floor and newly upgraded en-suite shower room and family bathroom, both with stylish marble tiles. There are large, neatly landscaped gardens to the front and rear and a large, private driveway and double garage give ample off-street parking. The property is fully double glazed and has gas central heating with Hive thermostat. Included in the sale are the fitted carpets and floor coverings, cooker, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and lightshades.

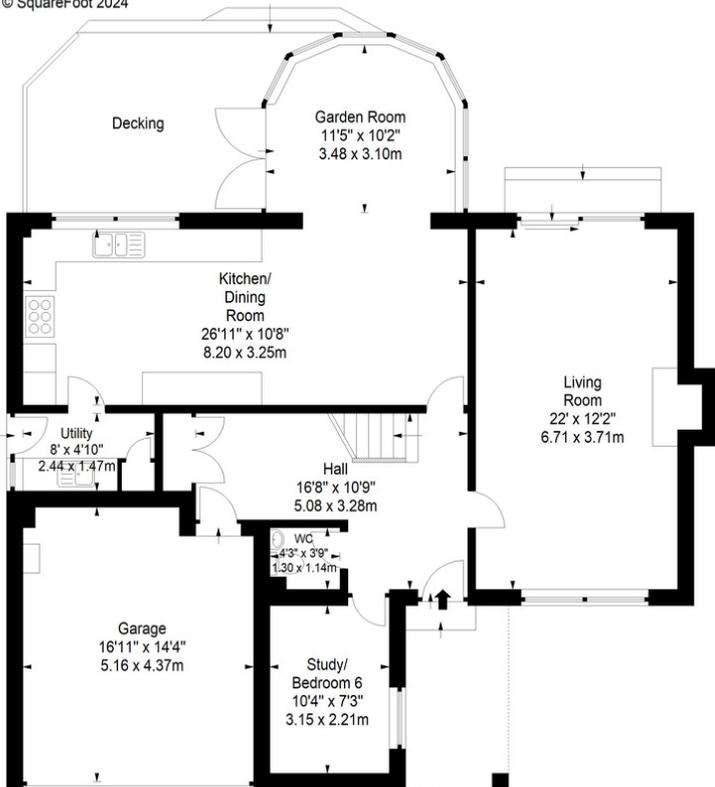




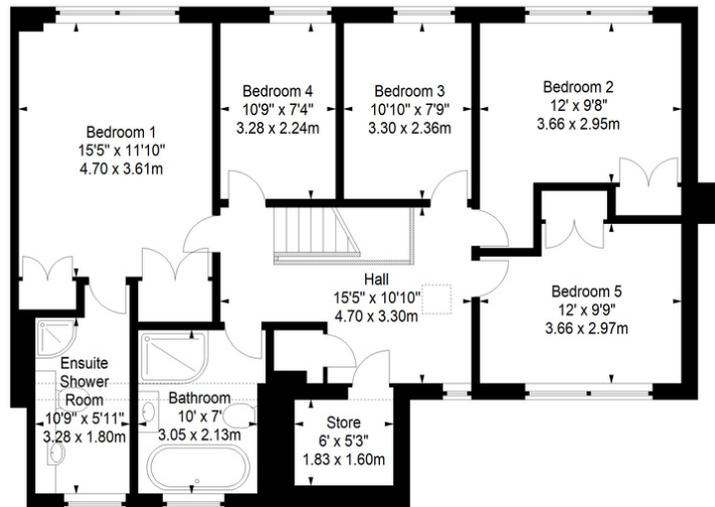
Ashburnham Gardens,
South Queensferry,
Midlothian, EH30 9LB



Approx. Gross Internal Area
2285 Sq Ft - 212.28 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk