



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



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Forming part of a small cul-de-sac of only four houses is this well-presented and deceptively spacious detached home. Located on the periphery of the quaint village of Dalmeny, the property is an ideal family home and is within excellent distance of South Queensferry, Dalmeny train station and local schools.

With gas central heating and full double glazing the accommodation includes an entrance porch and hallway with storage cupboard. There is a large double aspect lounge / diner with French style doors leading out to the rear garden and to the front is a spacious dining / family room. The kitchen is fitted with modern base and wall units with the oven, hob, hood, microwave, dishwasher and fridge/freezer to be included. A 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. The upper landing has a storage cupboard and provides access to four double bedrooms, two with double wardrobes and the master enjoys a walk in wardrobe and en suite shower room with window. The bathroom completes the accommodation and is fitted with a three piece white suite with shower over bath and window.

Externally there is a front garden which is mainly laid to lawn and a driveway provides off street parking and leads to the single attached garage. There is a good sized garden to the side and rear which is again mainly laid to lawn.

Early internal viewing of this lovely family home is essential to fully appreciate the good sized accommodation offered.

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





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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 restaurants, bars, and cafes. Just south of the town, there has been investment in retail provision, with a supermarket, and popular restaurants.



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.
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Agent's Note

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