

# 29 Ashburnham Loan

SOUTH QUEENSFERRY, EDINBURGH, EH30 9LE



*Five-bedroom family home positioned on a large private plot in an exclusive development*



0131 524 9797



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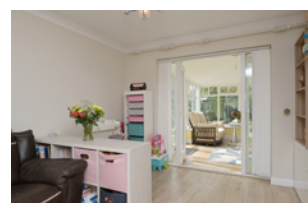
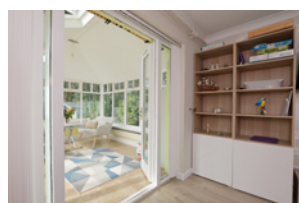
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We are delighted to introduce to the market this spacious five-bedroom property built in this exclusive development. Ideally positioned in a sought-after and quiet residential area, it provides a safe environment for children and offers great privacy. This is a beautifully designed executive five-bedroom family home, which provides substantial accommodation for a growing family.

# THE LOUNGE



The property is offered to the market in walk-in condition. In more detail, the accommodation comprises a welcoming hallway with stairs leading to the upper level. A pristine, formal and bright lounge to the front of the property with a feature window that floods the room with natural light leads to a well-designed sunroom to the rear that overlooks the private gardens.



# THE SUN ROOM





# THE KITCHEN/DINER & UTILITY



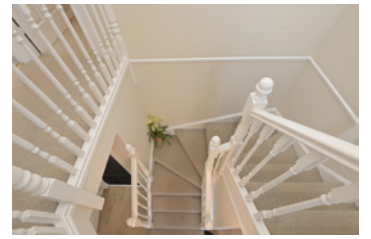
The fully fitted kitchen with family area/breakfast area has been beautifully fitted to include a quality range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a microwave, oven, gas hob and extractor hood. There is a separate utility room with an external door. Also on the ground level, you will find a spacious, separate dining room or fifth bedroom that can accommodate a table and eight chairs for more formal dining.



# BEDROOM 5







The upper landing has been thoughtfully planned and consists of four well-appointed bedrooms. The immaculate master bedroom boasts a fantastic en-suite and wardrobes. Also on this floor, you will find the contemporary four-piece family bathroom. This completes the impressive accommodation internally.

The property benefits from gas central heating and double-glazing for additional comfort.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# EXTERNALS



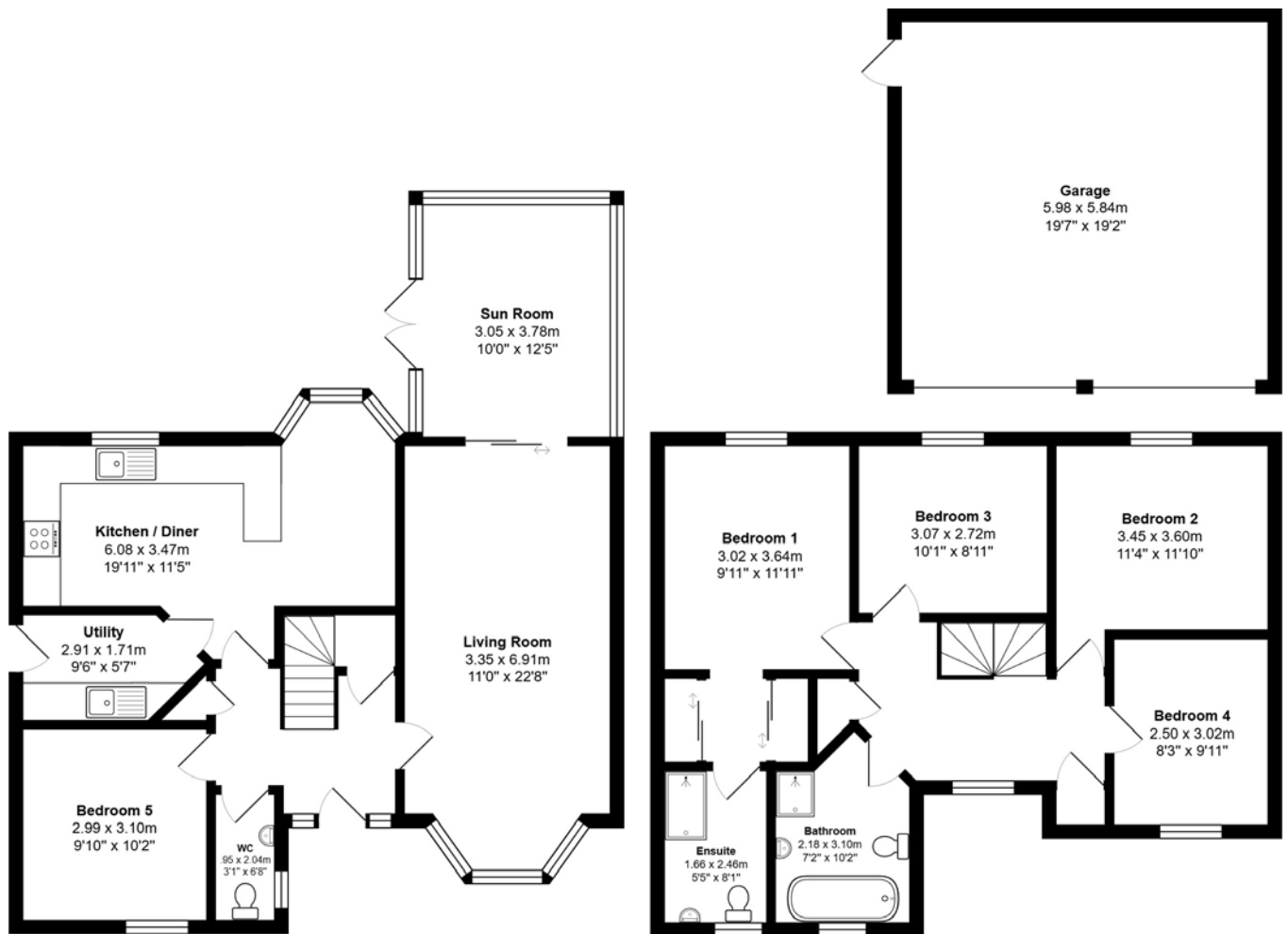
Externally, there is a double detached garage and a driveway providing off-road parking for up to five vehicles. The large rear garden is fully enclosed and is a place where you and your family can enjoy privacy and seclusion. Viewing is highly recommended to appreciate the accommodation on offer.





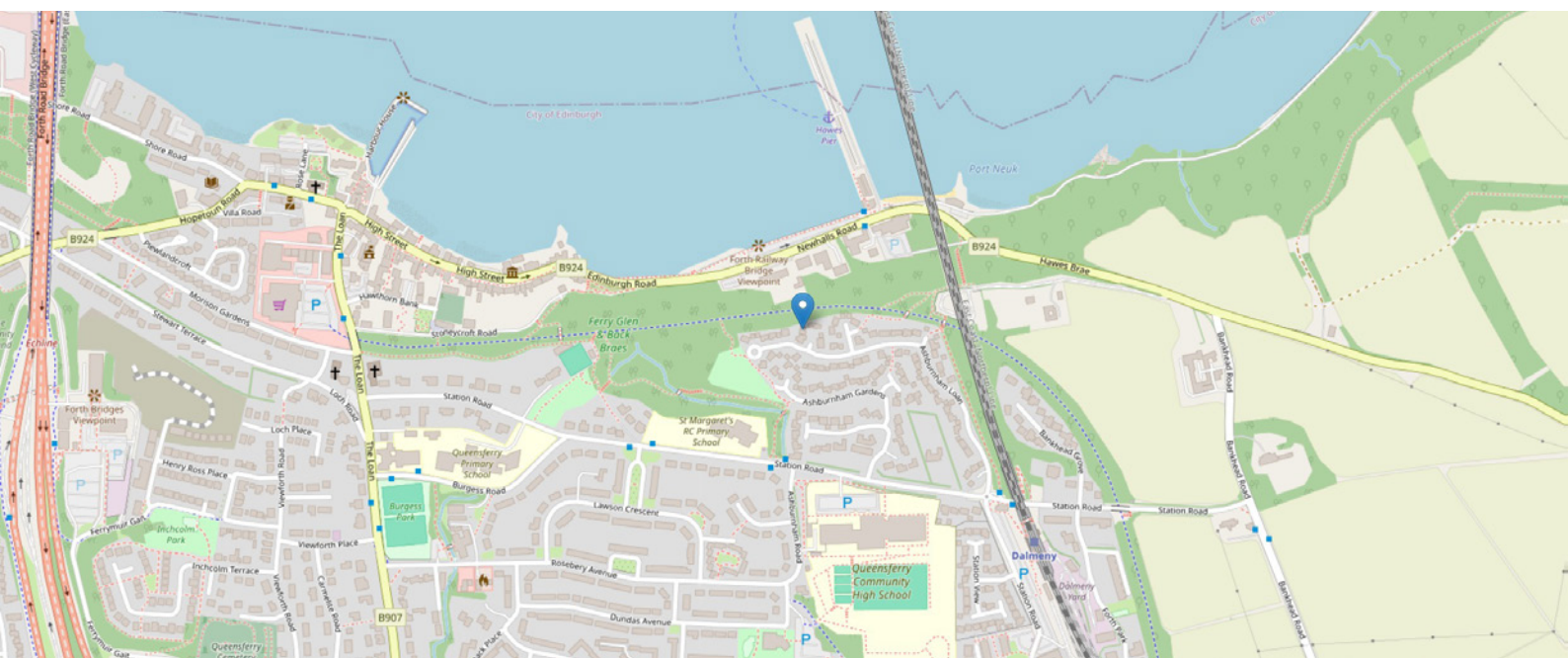


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Nestled on the picturesque banks of the Firth of Forth, South Queensferry offers the perfect blend of charming coastal living and outstanding connectivity. This sought-after town, just a short drive from Edinburgh city centre, is ideally situated for both commuters and families looking for a vibrant yet peaceful community. South Queensferry boasts excellent transport connections, making it ideal for those who travel for work or leisure.





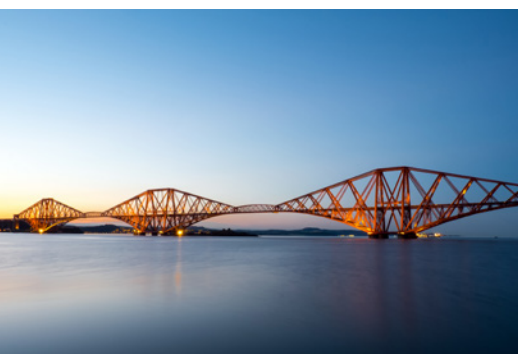


The nearby Dalmeny railway station provides regular and efficient services to Edinburgh Waverley, with journey times of around 20 minutes. The A90 and M90 road links offer swift access to the capital, the central belt, and Fife, while Edinburgh Airport is just a 15-minute drive away. Additionally, frequent bus services ensure seamless local travel, and the iconic Queensferry Crossing facilitates effortless connections across the Forth.

The town is well-served with a wide range of amenities, including independent shops, cosy cafes, traditional pubs, and quality restaurants offering both local and international cuisine. A Tesco superstore and other major retailers are conveniently located nearby, while the historic High Street provides a delightful setting for weekend strolls and boutique shopping. For leisure and recreation, residents enjoy access to picturesque waterfront walks, cycling routes, golf courses, and boat tours on the Firth of Forth.

South Queensferry is an excellent choice for families, thanks to its strong educational provision. The area is home to highly regarded primary schools such as Queensferry Primary and Echline Primary. For secondary education, the well-respected Queensferry High School offers a broad curriculum and strong academic results, with modern facilities supporting a wide range of extracurricular activities.

With its stunning surroundings, excellent transport links, diverse amenities, and high-quality schools, South Queensferry offers an exceptional lifestyle opportunity for buyers seeking the best of both worlds—peaceful living with city convenience.



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