

24 Standingstone Road

DALMENY, SOUTH QUEENSFERRY, EH30 9UB



*Wonderful four bedroom family home quietly positioned
in a small cul-de-sac*



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We are delighted to offer this stunning four bedroom detached villa to the market, positioned on an enviable plot in a highly sought after location. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living.

The property is finished to a high standard. This substantial home offers spacious rooms similar to those found in traditional builds. Great emphasis has been placed on creating easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

In more detail, the accommodation comprises a welcoming entrance hall, allowing access to the kitchen, sitting room, dining room. There is an immediately impressive lounge with a large window to the front of the property, which allows the room to be flooded with natural light; French doors lead to the stunning rear garden. The fully fitted kitchen has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktop and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances. The utility room provides plumbing facilities for a washing machine, and there is a door leading to the WC and a door leading to the rear gardens. The dining room is a good space and can accommodate a table and eight chairs.



Kitchen & utility





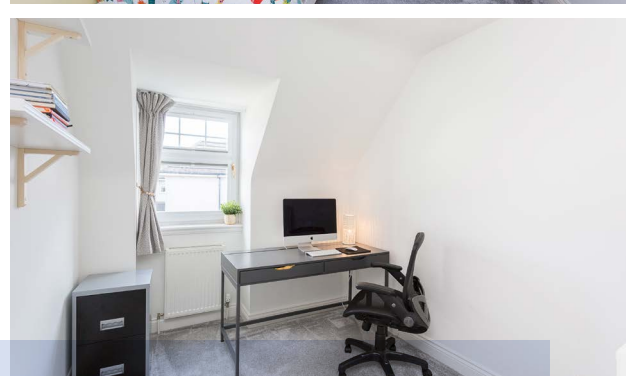
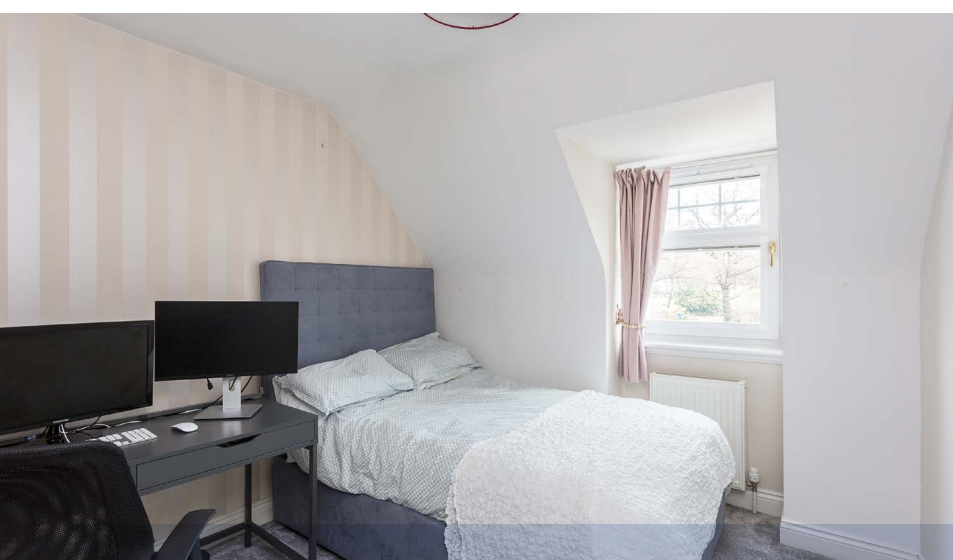
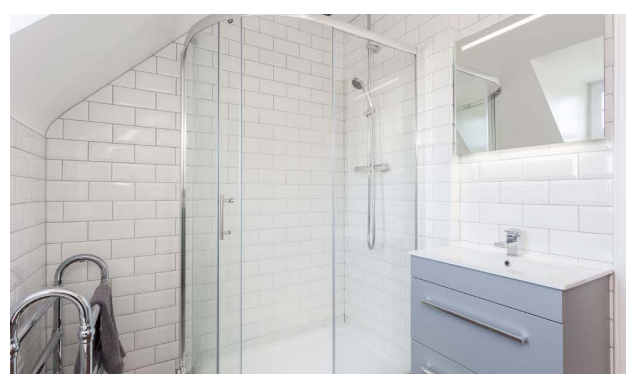
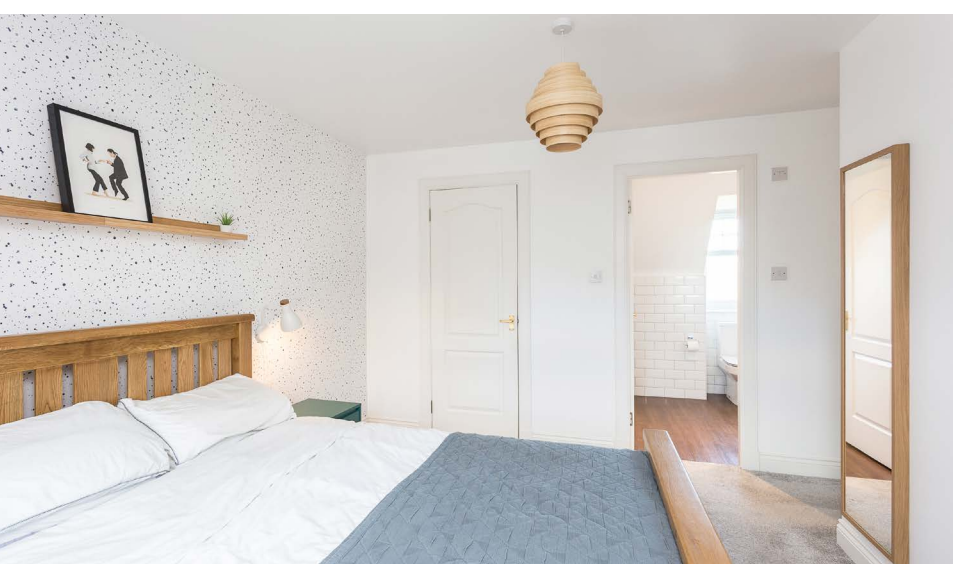
dining room





The feature staircase leads up to the accommodation's upper level, where you will find four generous sized bedrooms all with a range of furniture configurations. The master bedroom comes complete with a beautiful en-suite. A contemporary, three-piece family bathroom suite completes the impressive accommodation internally.

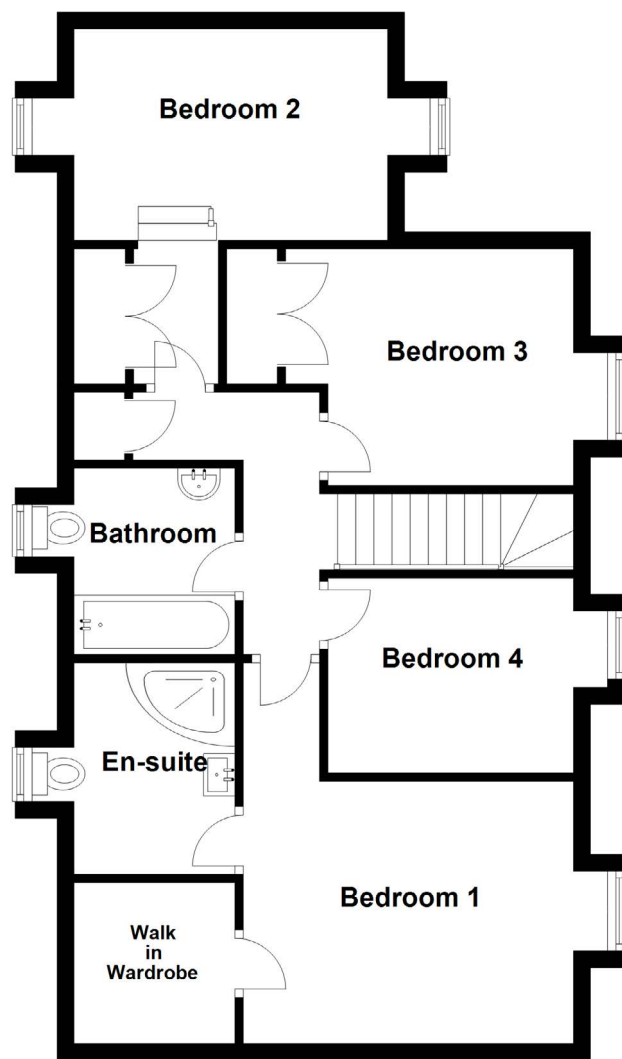
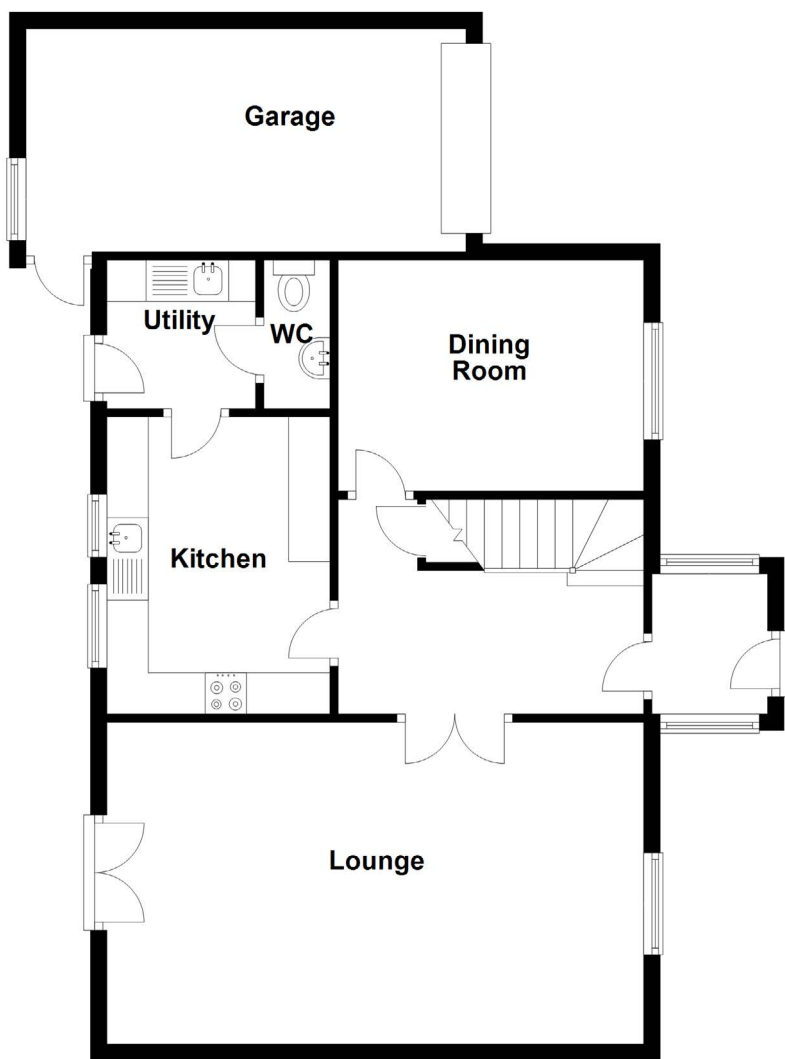
the bedrooms



Externally, the property can be accessed via the large drive leading up to the garage. There are also well-maintained private gardens. A rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment.

This property also benefits from double glazing and gas central heating.





Approximate Dimensions
(Taken from the widest point)

Lounge	6.50m (21'4") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Dining Room	3.60m (11'10") x 2.80m (9'2")
Utility	1.80m (5'11") x 1.80m (5'11")
WC	1.80m (5'11") x 0.90m (2'11")
Bedroom 1	4.50m (14'9") x 3.90m (12'10")
En-suite	2.50m (8'2") x 1.90m (6'3")
Walk in Wardrobe	1.90m (6'3") x 1.90m (6'3")

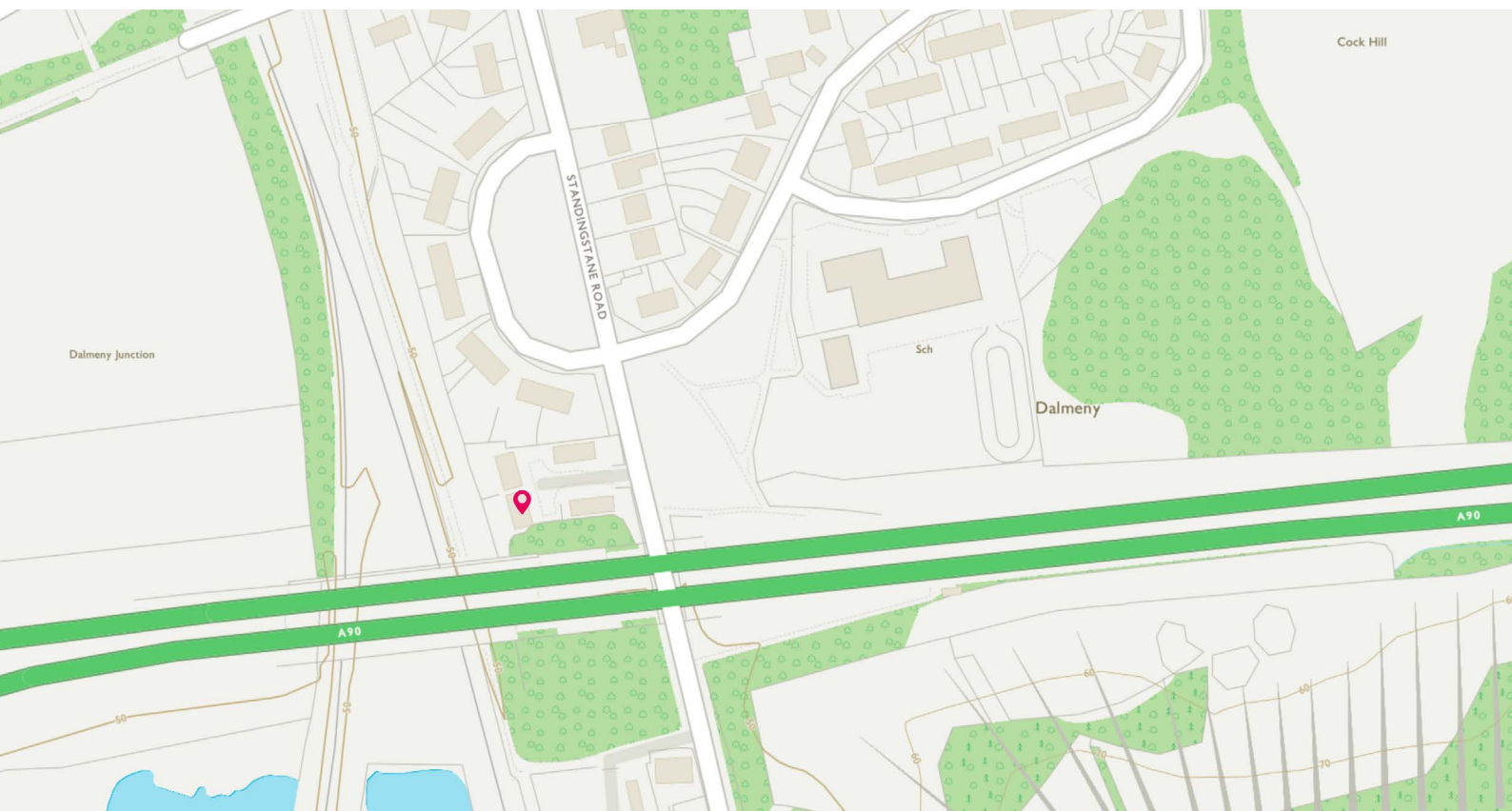
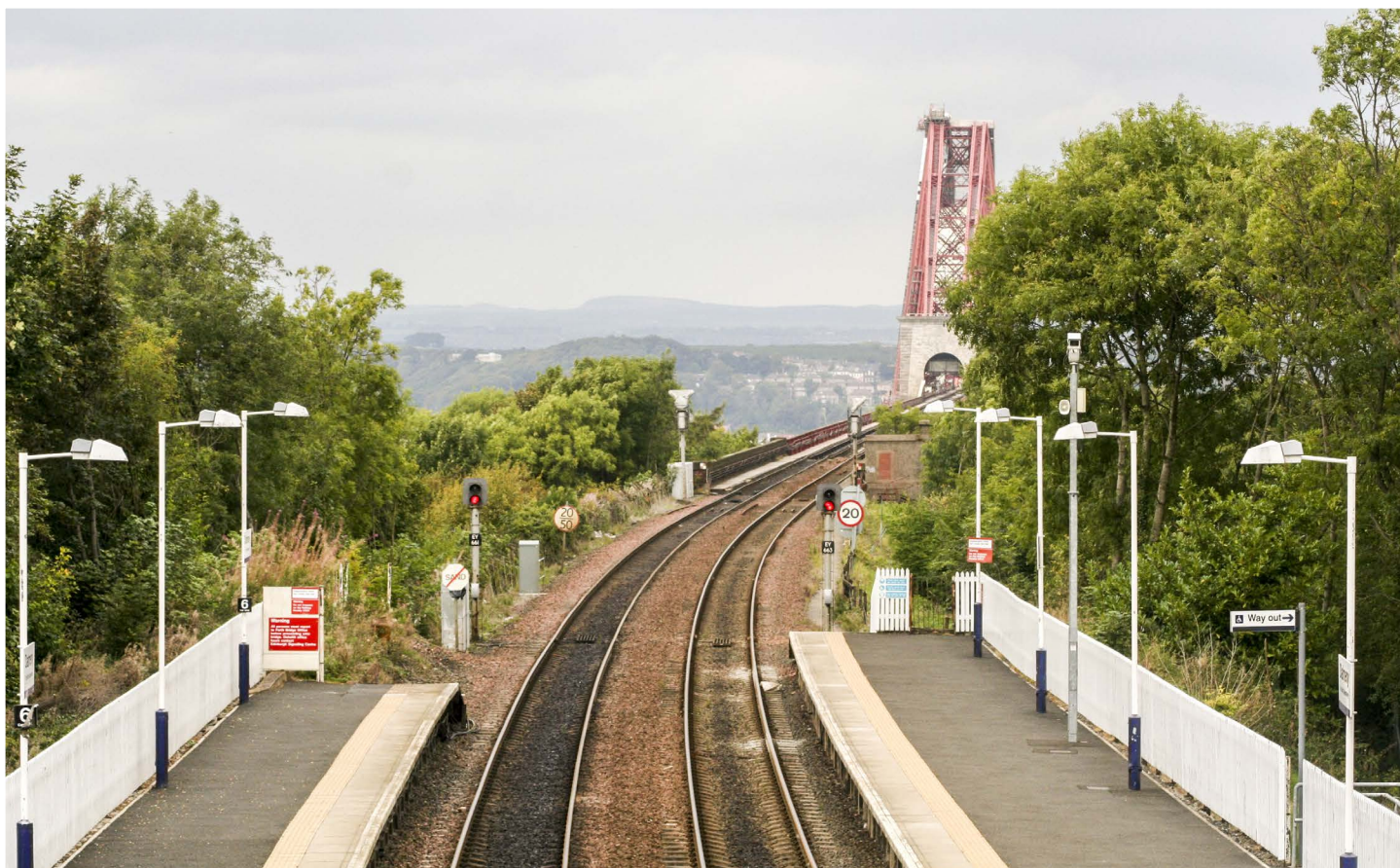
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bedroom 3	3.40m (11'2") x 2.80m (9'2")
Bedroom 4	2.90m (9'6") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 121m²
EPC Rating: C



Dalmeny is located some ten miles to the north-west of Edinburgh's city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and Road Bridges. There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops and banks. There are three local primary schools and a secondary school. For those who enjoy water sports, Port Edgar Sailing School offers great facilities. For the commuter, easy access can be gained by road and rail to north and south of the Forth Bridges connecting with the M9 north and the M8 towards the west also connecting with Edinburgh City Bypass.





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