



## 24 STATION VIEW

*South Queensferry, EH30 9DA*



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**A tastefully presented modern home, which offers spacious accommodation with private garden ground situated a short distance from Edinburgh city centre.**

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### Summary of Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Family Room open plan to Dining area, Kitchen, Playroom/Bedroom 5, Utility Room, WC

**First Floor:** Principal Bedroom with en-suite Shower Room, Three Double Bedrooms, Family Bathroom

**Exterior:** Generous garden grounds with ample car parking. Single Garage. Home Office.



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### Situation

24 Station View is situated within a quiet cul-de-sac in the popular coastal town of South Queensferry and a short distance from Edinburgh. The local town of South Queensferry is a small and historic town which has earned enduring popularity. A gentrified commuter stronghold for the Capital, with an equally thriving local community, the town boasts a comprehensive range of amenities including a collection of stores, professional services, medical facilities, and local Primary and Secondary Schools. The town's charismatic cobblestone High Street is populated by an eclectic mix of independent shops and cafes as well as a collection of vibrant bars and restaurants. Neighbouring the town, Port Edgar Marina is renowned for its sailing facilities and water sports activities and is also home to the popular Scott's restaurant and bar.



South Queensferry is extremely well-connected, with easy access to both the Forth Road Bridge to the North and the city-by-pass. Equally, the A90 is within close proximity, providing trunk road access to central Edinburgh. The city fulfils all the cultural, educational, shopping, and professional expectations of Scotland's Capital. The commuter train station of Dalmeny is within walking distance of Station View and offers regular rail services, North and Southbound, on the East Coast line with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the city is equally convenient, with services to central St Andrews Square station in approximately 35 mins. Edinburgh International Airport is a mere 6 miles from Station View and provides regular access to London, and flights to over 150 other destinations worldwide including long haul routes to the US, Canada, and Asia.

While the house lies in the catchment area for Dalmeny Primary School and Queensferry High School, the well-regarded independent schools of Cargilfield and Clifton Hall are both approximately 4.5 miles away, and there is a local bus collecting children who attend Erskine Stewart's Melville Schools (ESMS). The strong public transport links to Edinburgh broaden the possibility of children attending further independent schooling options in the city, including Fettes, George Watson's, Edinburgh Academy, St George's, and Merchiston Castle School.

#### General Description

24 Station View is a bright and spacious detached family house situated on a large corner plot within a quiet cul-de-sac with generous private garden.

The house is approached via a generous Monoblock driveway that sweeps towards the house providing car parking and approach to the single garage and adjoining home office. The main entrance into the house is via a solid timber door that opens into the welcoming Entrance Hall with natural light emanating from the large feature window. There are ample coat hooks and wall mounted storage units. A section of the Entrance Hall benefits from underfloor heating.

Accessed off the Hall, a timber door provides entry to the Sitting Room with ceiling spotlights and large bay window providing a nice outlook over the front garden grounds. A heartening focal point is the feature gas fire with stone surround. Adjoining is the Family Room open plan to the Dining area. The Family Room is generously proportioned with natural light radiating from the series of Velux windows with electric blackout blinds and large glazed windows providing an attractive outlook over the rear garden. A notable feature of this room is the Contura log burner. French doors open out to the rear garden and patio terrace. The extensive living space incorporates both a spacious Sitting Room and an informal Dining area with feature droplights, in a layout which is ideal for both sociable family living, as well as entertaining larger parties, when occasion demands.

Adjacent is the well proportioned Breakfasting Kitchen which has been thoughtfully configured to align with modern lifestyle trends and incorporates a breakfast bar with seating which allows for a sociable and relaxed dining area. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a self-cleaning NEFF oven with microwave above and warming drawer below. NEFF induction hob, sink with boiling water tap, integrated NEFF fridge and separate NEFF freezer, integrated pullout bin and dishwasher. The Kitchen benefits from a separate side unit with worksurface and storage units incorporating a wine cooler. A part glazed door provides access to the Utility Room with worksurface, floor and wall mounted storage units and stainless-steel sink. A part glazed door provides access to the side of the house. Accessed off the Hall is the Playroom/Bedroom 5 with sash windows and wall mounted shelving unit.

Completing the Ground Floor accommodation is the understairs storage cupboard with coat hooks and the WC with wash hand basin with storage cupboard below and wall mounted towel rail.



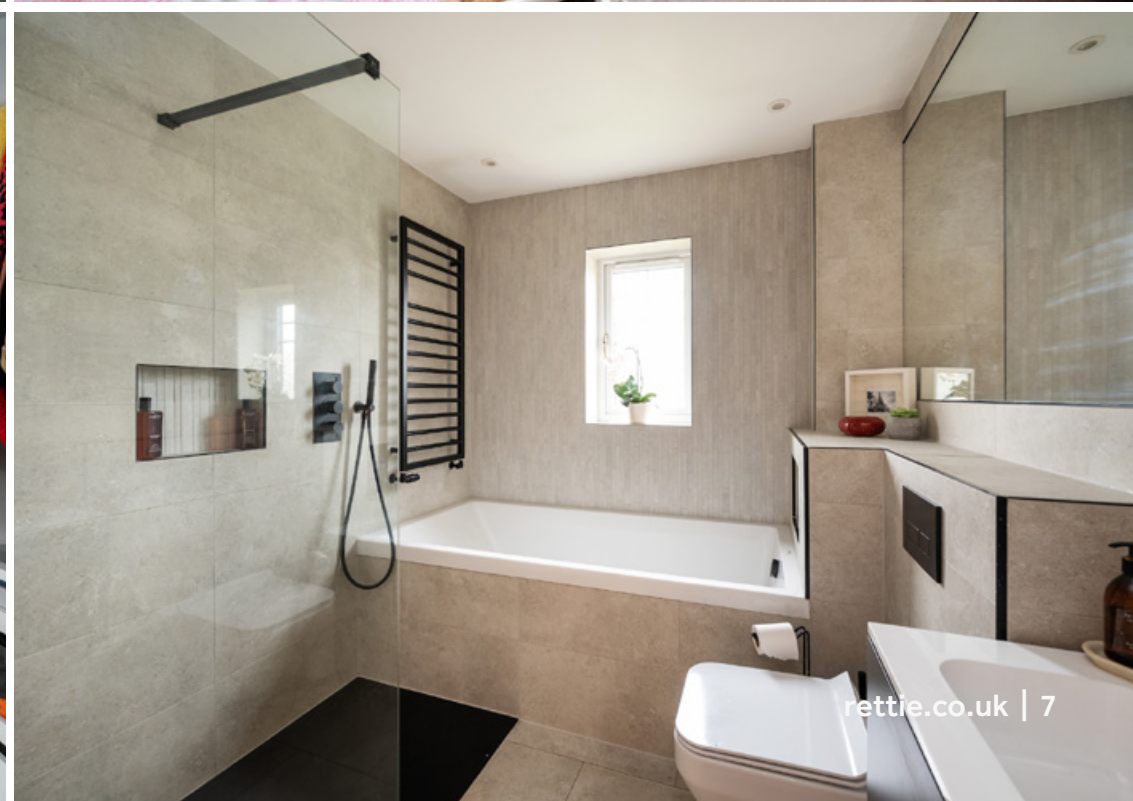
From the Hall, stairs rise to the spacious first floor landing with natural light emanating from the large sash window, giving access to the Bedroom accommodation and Family Bathroom. Accessed off the landing is the Principal Bedroom with en-suite Shower Room. The bedroom is well proportioned with integrated wardrobes both with sliding doors. The Shower Room has a walk-in shower cabinet, WC, his and her wash hand basin with storage unit below, wall mounted shelving units and ceiling spotlights.

Adjacent is the Family Bathroom with walk-in shower cabinet, bath unit with separate handheld shower attachment, wall mounted towel rail, WC, wash hand basin with storage unit below and feature mirrored wall. The Bathroom benefits from ceiling spotlights.

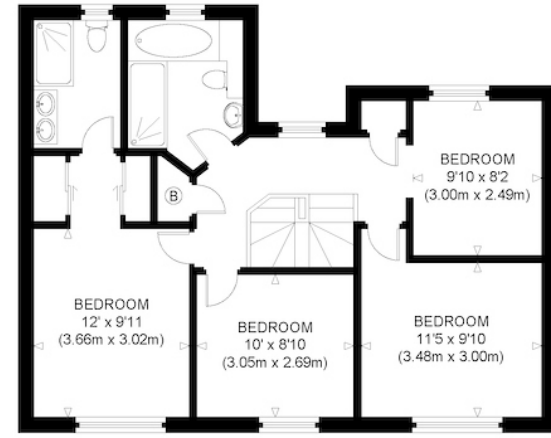
The landing provides access to 2 Double Bedrooms both with sash windows and another Bedroom which is currently utilised as a dressing room with integrated wardrobe with shelving and hanging rails. Completing the First Floor accommodation is the Linen cupboard and a storage cupboard housing the boiler and hot water tank.

24 Station View is a spacious family home and clever use has been made of large windows, skylights and Velux windows maximising natural light and views overlooking the garden grounds. The accommodation is generous and thoughtfully laid out with family living in mind.

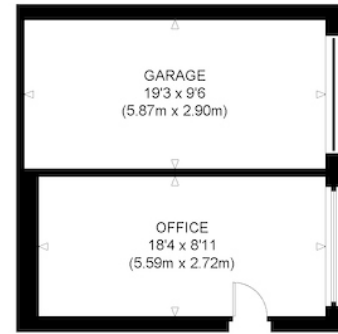




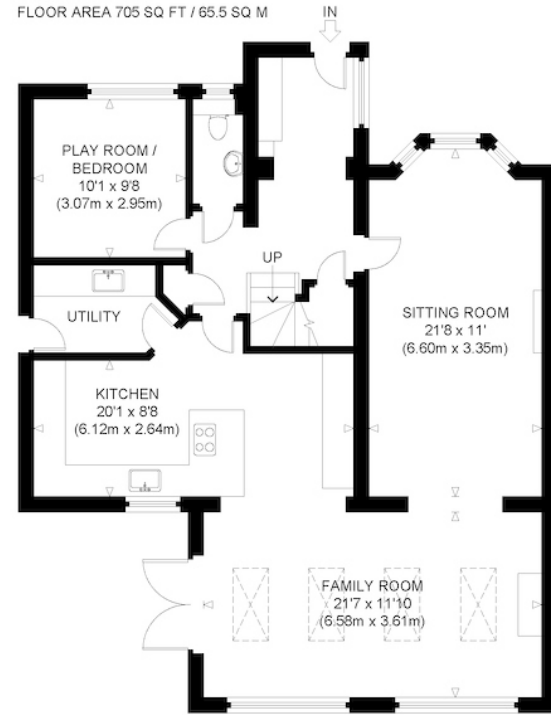
STATION VIEW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1769 SQ FT / 164.3 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 356 SQ FT / 33.1 SQ M  
 TOTAL COMBINED FLOOR AREA 2125 SQ FT / 197.4 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 705 SQ FT / 65.5 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 356 SQ FT / 33.1 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1064 SQ FT / 98.8 SQ M

RETTIE

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 Edinburgh  
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Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
 All plans are for illustration purposes and should not be relied upon as statement of fact.  
 Please note areas within curved and angled walls are approximated.



### Garden

The garden surrounds the house attractively. With areas of lawn to the front and rear. A stone pathway with pedestrian gate leads to the rear garden which is well stocked with herbaceous borders which provide year-round colour and interest and there is a large patio area which can be accessed via the family room which offers ideal entertaining space in the warmer months. A separate pedestrian gate provides access to the roadside.

Adjacent to the house is a single Garage with electric up and over doors and a Home Office with electric light and power and ceiling spotlights.

The garden ground benefits from external lights, outdoor taps, two electric sockets and a car charging point.

### GENERAL REMARKS AND INFORMATION

#### Special Note

The house features a Texecom security system and a Ring Doorbell.

#### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9DA

#### Fixtures and Fittings

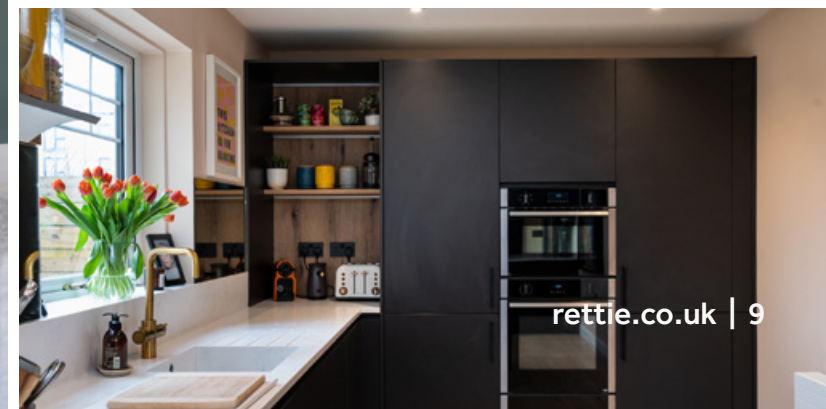
Only items specifically mentioned in the particulars of sale are included in the sale price.

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

#### Services

Mains water, electricity and drainage. Gas fired boiler. Heating is supplemented with electric underfloor heating to the Entrance Vestibule.





### Local Authority

Edinburgh Council, 10 Waterloo Place, Edinburgh, EH1 3BG.  
Tel: 0131 200 2000.

### Council Tax

Band G

### EPC Rating

Band C

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

In addition, our social media platforms are facebook.com, RettieTownandCountry, twitter.com, RettieandCo, Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

**RETTIE**

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