

5% deposit paid  
worth £37,449



Fixed Price

**£749,995**

## Plot 9 'The Dalmeny'

Forthview | South Queensferry | EH30 9NE

Nestled on the hillside of the impressive Forthview development is The Architects Collection, seven carefully curated bespoke homes, set apart for their superior position, vista, design and specification. The Dalmeny is a four bedroom luxury family home, set over three levels and includes a fantastic open plan family/dining/kitchen area, separate reception room and integral garage along with beautiful bathrooms benefitting from designer sanitaryware by the award winning RAK.

-  4 bedrooms
-  Open plan family/dining/kitchen  
Additional reception room
-  3 bathrooms
-  Integral garage and driveway
-  Private front and rear gardens



## Description

The lower ground floor briefly comprises: spacious open plan family/dining area ideal for entertaining and open to a high quality studio designed kitchen with a full suite of Neff appliances, Silestone worktops and breakfast bar peninsula, French doors leading onto the rear garden, a good sized utility room, and convenient WC.

Moving onto the ground floor there is a further reception room, the principal bedroom suite with walk in wardrobe and well appointed en-suite shower room and an additional WC.

Completing the accommodation on the first floor are three further double bedrooms and a family bathroom. Bedroom two benefits from an en-suite shower room and built in wardrobe. Complimenting the designer sanitaryware in the bathrooms is a selection of larger profile Porcelanosa tiling, creating sleek modern designs throughout.

## Gardens and Garage

There are private gardens to the front and rear plus a driveway and integral garage. The property also benefits from an electric car charging point.

## Viewing

By appointment through Neilsons (0131 625 2222).

## Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree-lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House Estates.



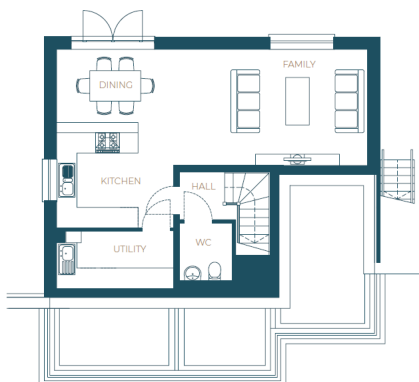
4 bed detached home with integral garage

169 m<sup>2</sup> / 1823 ft<sup>2</sup>

Plots: 9, 10, 11

## LOWER GROUND

AREA	METRES	FEET
KITCHEN / DINING / FAMILY	9.16 x 5.25	30'0" x 17'2"
UTILITY	3.45 x 1.70	11'4" x 5'6"
WC	1.56 x 1.92	5'1" x 6'3"



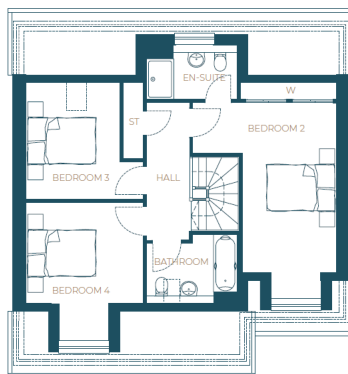
## GROUND FLOOR

AREA	METRES	FEET
LIVING	3.50 x 5.76	11'5" x 18'11"
BEDROOM 1	5.67 x 3.47	18'7" x 11'4"
EN-SUITE	3.37 x 2.21	11'0" x 7'3"
WC	1.15 x 2.23	3'9" x 7'4"
GARAGE	2.75 x 5.80	9'0" x 19'0"
















## FIRST FLOOR

AREA	METRES	FEET
BEDROOM 2	2.77 x 5.00	9'1" x 16'5"
EN-SUITE	2.67 x 1.61	8'9" x 5'3"
BEDROOM 3	3.45 x 3.43	11'3" x 11'3"
BEDROOM 4	3.45 x 4.09	11'3" x 13'5"
BATHROOM	2.67 x 2.04	8'9" x 6'8"





## SITE PLAN

<p> <b>THE VANTAGE APARTMENTS</b> PLOTS: 110-124</p>	<p> <b>BUCHANAN</b> PLOTS: 18, 19, 22, 23, 24, 25, 30, 31, 60, 61, 62, 55, 66</p>	<p> <b>WATT &amp; ARROL</b> PLOTS: 46, 47, 48, 49</p>
<p> <b>WALLACE</b> PLOTS: 8, 16, 17, 35, 53, 54, 57, 58, 72</p>	<p> <b>TAIT</b> PLOTS: 20, 21, 26, 27, 28, 29</p>	<p> <b>CRAMOND</b> PLOTS: 42, 43, 44, 45, 107, 108, 109</p>
<p> <b>DEWAR</b> PLOTS: 3, 4</p>	<p> <b>NEWTON</b> PLOTS: 38, 39, 40, 41, 103, 104, 105, 106</p>	<p> <b>STEVENSON</b> PLOTS: 5, 6, 7, 33, 34, 37, 51, 52, 55, 56, 59, 67, 68, 71</p>
<p> <b>DALMENY</b> PLOTS: 9, 10, 11</p>	<p> <b>MACKINTOSH</b> PLOTS: 1, 2, 32, 36, 50, 70</p>	<p> <b>HOPETOUN</b> PLOTS: 13, 14, 15</p>
<p> <b>DUNDAS</b> PLOT: 12</p>		

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This artist's impression does not show land contours and gradients, boundary treatments or landscaping and is not to scale. Please refer to Sales Consultant for specific detail.

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] Plans and details are not to scale and all room sizes are approximate and may be subject to change
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.
- [4] Ambassador Living reserve the right to alter or amend any particulars without notice



Scan the QR code or [click here](#) for the floor plan and further information.



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