



**25 Echline Place, South Queensferry, City of Edinburgh, EH30 9XA**

Three Bedroom, Mid-Terrace Home

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** rightmove  **Zoopla**  
find your happy



# Property Description

Beautifully-presented, three-bedroom, mid-terrace home with enclosed gardens and a private driveway. Located in a quiet cul-de-sac in an established residential area of South Queensferry, west of Edinburgh centre.

Comprises an; entrance hall, living/dining room, kitchen, two double bedrooms, single bedroom, and a family bathroom. Ready-to-move-in, highlights include light contemporary decor, a fitted kitchen with appliances, and a modern bathroom. In addition, there is HIVE gas central heating, double glazing, and good storage provision including a loft and a garden shed with power. Externally, there is a lawn to the front; whilst the rear garden has a paved patio and access to a storage shed and a gate to the driveway.

An entrance hall has space for outerwear and a store cupboard and features carpeted stairs to the first-floor landing. Set off the entrance hall and with dual-aspect windows to the front and rear, the lounge offers an understair cupboard, carpeted flooring, and ample space for living and dining furniture. With a door to the private rear garden, the contemporary kitchen has fitted units with stone-effect worktops, tiled surround, and a composite sink set below a window. Appliances include a washing machine, and an integrated dishwasher, fridge/freezer, and an oven and gas hob with a canopy above.

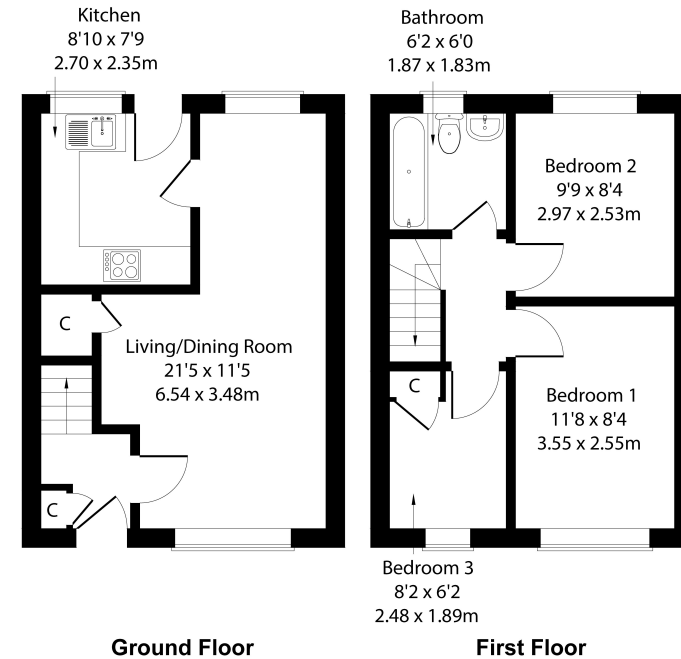
On the first floor, two carpeted double bedrooms are set to either aspect with bright neutral decor and space for freestanding storage. A third bedroom is set to the front and offers a flexible space that could be used as a guestroom or study with a built-in store cupboard. Completing the accommodation and set to the rear, the family bathroom is fitted with a modern suite, including a shower unit over a P-shaped bath with tiled splash walls.

A 360 Virtual Tour is available online.



**25 Echline Place, South Queensferry, EH30 9XA**

Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

South Queensferry is a picturesque town which sits on the Forth shore between the three iconic bridges. Numerous shops line the cobbled main street, where there is a large choice of pubs, bistros and restaurants, whilst there is a large Tesco and several more restaurants to the south of the town. South Queensferry and Port Edgar Marina offer many watersports, and there are

coastal walks and trails through the Dalmeny Estate. West Lothian has country parks at Beecraigs and Muiravonside, plus a network of cycle and bridle paths. A popular commuting town for Edinburgh and Fife, it lies close to major road links, with regular commuting train services available from Dalmeny station and frequent local bus services throughout.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

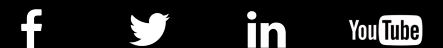
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.