



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.

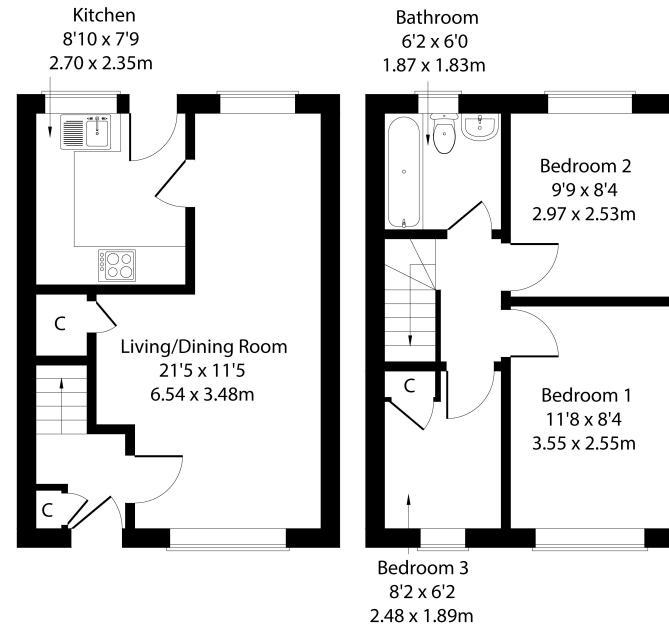
On the first floor, two carpeted double bedrooms are set to either aspect with bright neutral decor and space for freestanding storage. A third bedroom is set to the front and offers a flexible space that could be used as a guestroom or study with a built-in store cupboard. Completing the accommodation 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.





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