



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**34 Echline, The Steadings  
South Queensferry, EH30 9SW**



## END-TERRACE HOUSE

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- W.C.
- Private Rear & Communal Front Garden
- Driveway
- Garage
- Potential Garage and Attic Conversion
- Double Glazing & GCH
- EPC Rating – D



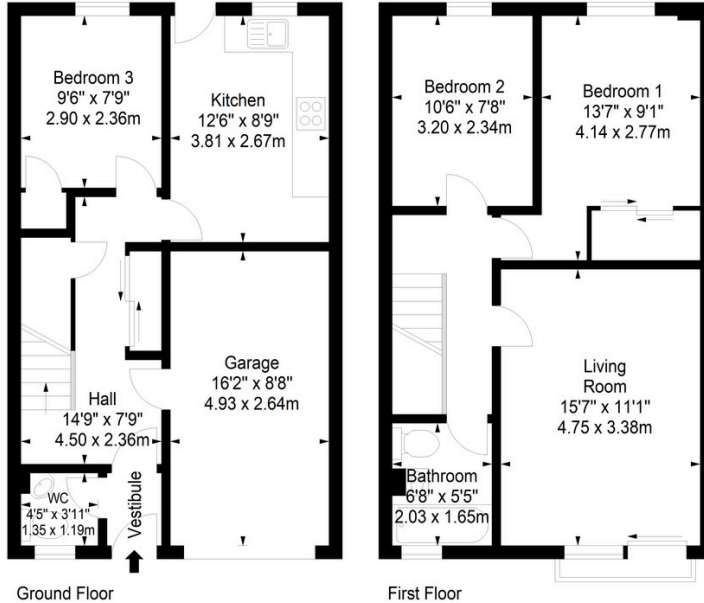
This rarely available, spacious end terraced house is set in an exclusive cul-de-sac in an established standing development in the picturesque town of South Queensferry. The property is ideally placed for access to a range of popular amenities including cafes, bars and restaurants along the historic High Street. There are convenient transport links via bus and train and the motorway network is easily accessible. The family accommodation lies over two floors and comprises; welcoming entrance hallway with storage cupboards, bright, south-west facing living room with Juliet balcony, modern kitchen, spacious principal bedroom with integrated wardrobes and two further bedrooms, one with store cupboard, bathroom with shower over bath and a separate W.C. There is also a partially floored attic providing further storage. There is potential to convert the attic and/or garage to extend the property, subject to the relevant local authority permissions and consents being obtained. There is a neatly maintained, private garden to the rear and a driveway and integral garage to the front give convenient off-street parking. The property is fully double-glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, lightshades and wooden garden shed. The appliances included are sold as seen with no warranty provided.



**Echline,  
South Queensferry,  
Midlothian, EH30 9SW**



Approx. Gross Internal Area  
994 Sq Ft - 92.34 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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