



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**43 Echline Gardens**  
South Queensferry, EH30 9UT



## SEMI DETACHED VILLA

- Living/Dining Room
- Kitchen
- Garden Room
- Three Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Single Garage & Driveway
- EPC Band - D



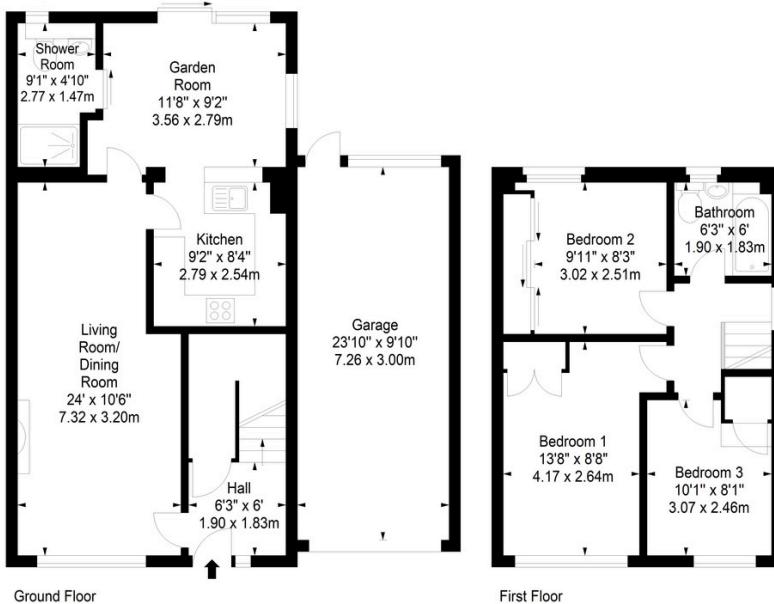
Forming part of a quiet cul-de-sac setting, this lovely extended semi detached villa is situated within the sought after picturesque town of South Queensferry. The property is close to a variety of good amenities, walking distance of Echline Primary School and the Queensferry Crossing and Dalmeny Railway Station within easy reach providing quick and easy access to the North and South. The well laid out accommodation would make an excellent family home and early viewing is highly recommended. Welcoming hall, attractive sitting/dining room, modern fitted kitchen open plan to the lovely garden room with patio doors to the rear garden with contemporary shower room off, upstairs leads to three delightful double bedrooms/two with built-in wardrobes and stylish bathroom with shower over bath. There are established private gardens to the front and fully enclosed to the rear with large single garage and driveway providing off street parking. The property benefits from gas central heating and double glazing. All fitted floor coverings, curtains and blinds will be included in the sale together with the integrated electric hob/oven, washing machine and fridge. The appliances included are sold as seen with no warranty provided.



**Echline Gardens,  
South Queensferry,  
Midlothian, EH30 9UT**



Approx. Gross Internal Area  
1005 Sq Ft - 93.36 Sq M  
Garage  
Approx. Gross Internal Area  
234 Sq Ft - 21.74 Sq M  
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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