

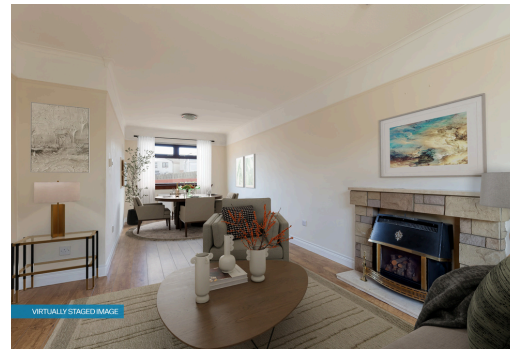
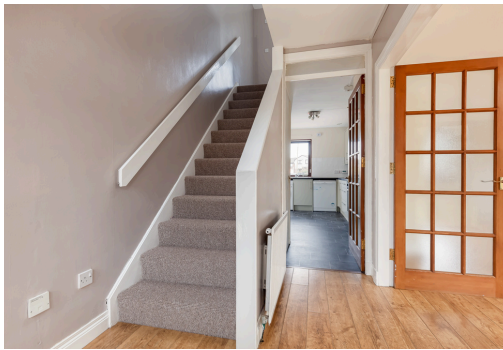


Deans Properties

Deans Solicitors and Estate Agents LLP



59 Echline Drive
South Queensferry, EH30 9UX



DETACHED VILLA

- Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Single Garage & Driveway
- EPC Band – C



Quietly situated within an established residential development, this spacious, light and airy linked detached villa is located within the sought after town of South Queensferry. The property is close to the Queensferry Crossing with Dalmeny Railway Station a short drive providing quick and easy access to Edinburgh and the North. Echline Primary School is a short walk with amenities within the town easily available. The well laid out accommodation would make an excellent family home and comprises; welcoming entrance hallway, lovely dual-aspect sitting/dining room with large picture window and double doors to the hall, modern good sized kitchen with door to the rear garden, upstairs leads to three delightful double bedrooms/one with built-in wardrobes and stylish fully tiled bathroom with shower. There are good sized private gardens to the front, side and rear of the property with a driveway and single lock-up garage. The property benefits from gas central heating and double glazed. There is excellent extension potential providing relevant permissions are obtained. Included in the sale is the oven, hob, hood, fridge-freezer, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided. Some images have been virtually staged.



**Echline Drive,
South Queensferry,
Midlothian, EH30 9UX**



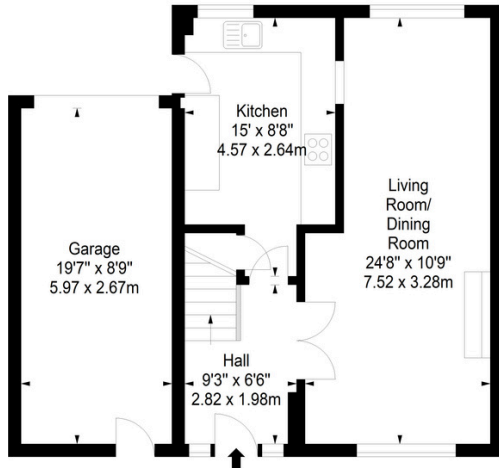
Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M

Garage

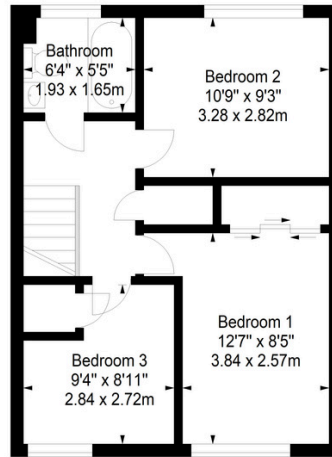
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



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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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk