



26 Echline Grove
South Queensferry, EH30 9RU

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Lounge Open Plan to Kitchen
- Conservatory
- Four Bedrooms
- Bathroom
- WC Apartment
- Store Room/Workshop & Garage
- Driveway
- Private Gardens to Front & Rear
- EPC Rating - D



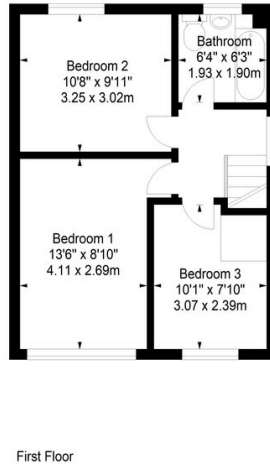
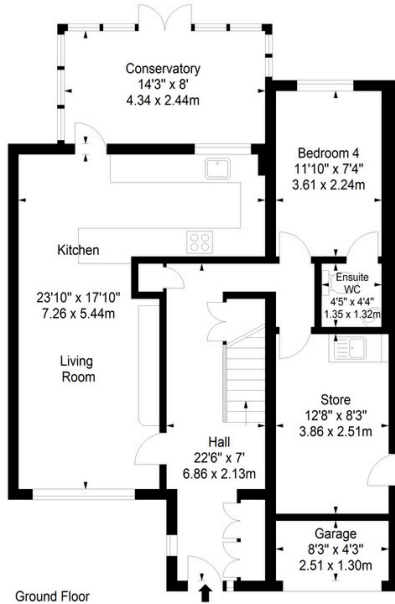
Forming part of a quiet-cul-de-sac setting and with views towards the Forth Rail Bridge, this bright extended semi detached villa is situated within the sought after picturesque town of South Queensferry. The property is close to the Queensferry Crossing, easy reach of Dalmeny Train Station and walking distance of Echline Primary School. Good amenities can be found within the town with Port Edgar Marina also close by. The accommodation which now requires some upgrading and modernisation would make an excellent family home and comprises; entrance hallway with good storage, south facing lounge open plan to the modern kitchen with French doors to the conservatory, downstairs double bedroom with WC apartment, upstairs leads to three bedrooms and bathroom. There is a private garden to the front of the property with a large fully enclosed rear garden. A driveway to the side of the property provides off-street parking with a store room/workshop and small garage. 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 built-in electric hob/oven. All appliances are sold as seen with no warranty provided.



**Echline Grove,
South Queensferry,
Midlothian, EH30 9RU**



Approx. Gross Internal Area
1251 Sq Ft - 116.22 Sq M
Garage
Approx. Gross Internal Area
34 Sq Ft - 3.16 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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