



37 Echline
South Queensferry, EH30 9SW

Deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Lounge
- Dining Kitchen
- Three Bedrooms
- Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Private Parking Space
- EPC Rating- C



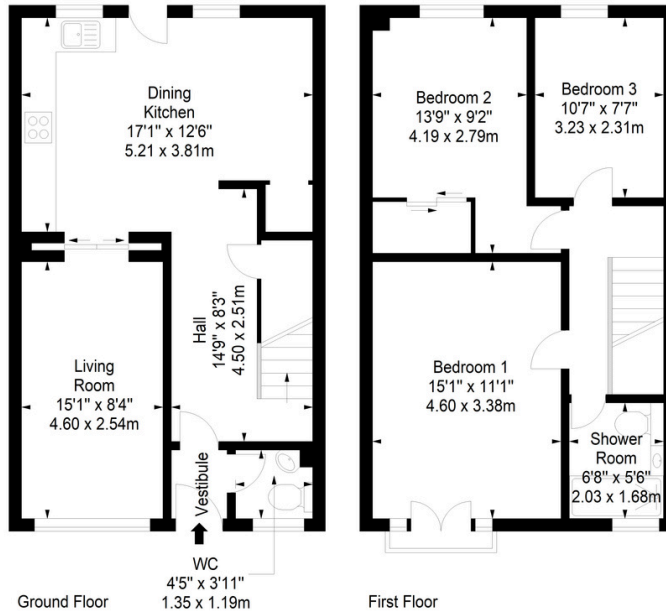
Situated within a quiet courtyard setting, this beautifully presented mid terraced villa forms part of an established steading development in the sought after town of South Queensferry. The property is close to the Queensferry Crossing and good amenities including a Tesco Supermarket, doctors and dentist surgeries with Dalmeny Train Station a short drive away. Primary and secondary schooling is also easily accessible along with Port Edgar Marina. In move-in condition, the accommodation would make an excellent purchase for the young family and early viewing is highly recommended. Welcoming entrance hallway with WC apartment, attractive lounge partially open plan to the stylish dining kitchen with door to the rear garden, upstairs leads to three delightful double bedrooms/one with French doors to the ornamental balcony and contemporary shower room. There is a well maintained fully enclosed private rear garden with a private parking space to the front. Further benefits include gas central heating and double glazing. All fitted floor coverings and blinds will be included in the sale together with the built-in electric hob/oven and integrated fridge freezer. All appliances 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
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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