

36 Echline Terrace, South Queensferry, Edinburgh, EH30 9XH



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Description

Particularly appealing three bedroom semi-detached villa, commanding an enviable pedestrianised setting within a sought-after mature development, well placed for a good range of local amenities and excellent transport links. This well proportioned home is a natural choice for a couple or young family, and comes with the added attraction of a single lock-up garage.

- Entrance hallway
- Dual-facing living/dining room
- Well appointed kitchen with Bosch appliances
- Two double bedrooms
- Bedroom 3
- Bathroom consisting of a white three piece suite and shower
- Partially floored loft
- Gas central heating and double glazing
- Private gardens to front and rear
- Garage with power and light supply

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: D

Price and Viewing

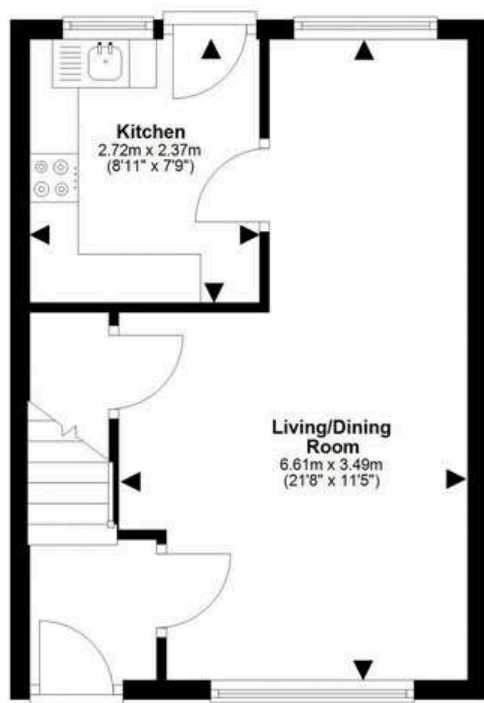
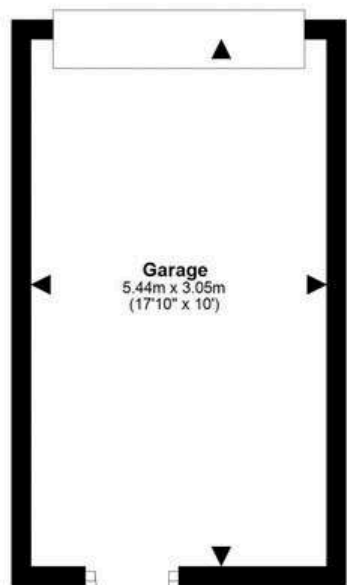
For price and viewing information or further details on this property please contact us on 0131 557 3188.



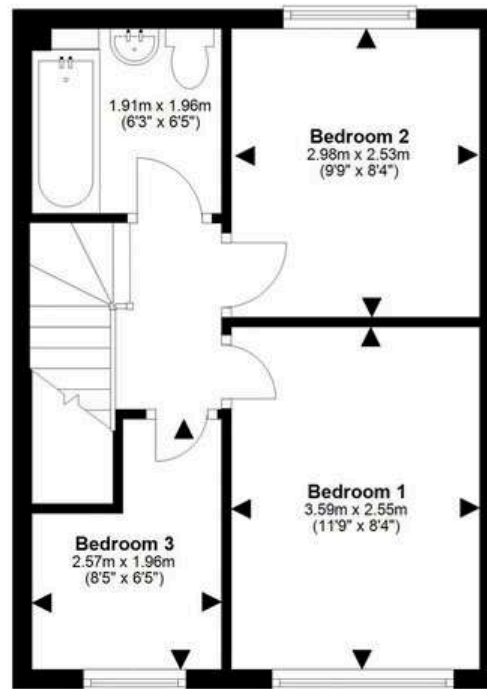
Location

The historic seaside town of South Queensferry is situated on the south bank of the Firth of Forth, within easy reach of Edinburgh City Centre (approximately 10 miles) by road or rail. Indeed, the town is within comfortable commuting distance of Scotland's principal towns and cities via the central motorway network. Although now a sizeable community 'Queensferry' retains its village charm and individuality, epitomised by its narrow rambling main street and awe-inspiring views of the Queensferry Crossing, the Road and Rail bridges. There are all the usual banking and Post Office services, both primary and secondary schools and a wealth of shopping facilities ranging from delightful little galleries and speciality shops to a Tesco supermarket and a Marks & Spencer food outlet. In addition to sailing and water sports at the renowned Port Edgar Marina, several alternative sport and leisure options are available locally, including several golf courses and a leisure centre/ swimming pool offering a wide programme of activities for children and adults alike. The location is also popular with walkers, joggers, and cyclists with a number of off-road routes immediately available through the grounds of Dalmeny Estate and Hopetoun House, or via the old railway line/cycle path.





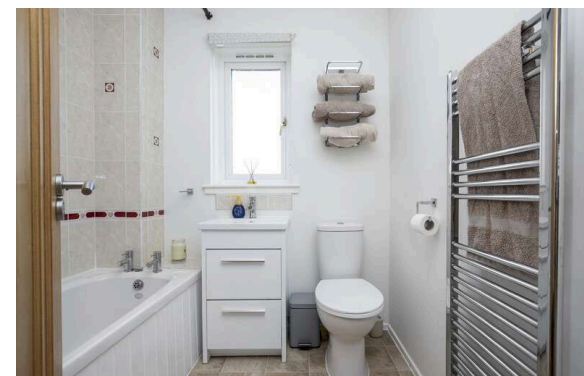
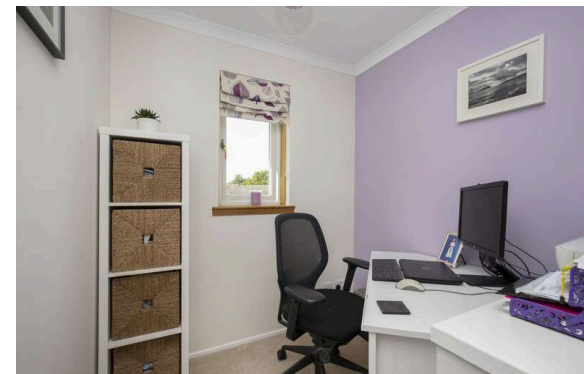
Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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