










Offers Over

£225,000

34 Echline Place

South Queensferry | EH30 9XA

A superb opportunity has arisen to acquire this lovely and well-proportioned three bedroom end-terraced villa quietly positioned within the popular and sought-after town of South Queensferry. Boasting a single garage and private gardens while being situated close to excellent amenities and commuting links, the property will undoubtedly appeal to a multitude of buyers including first-time buyers and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; inviting entrance hallway, bright and spacious lounge/diner with a dual-aspect outlook and useful understairs storage cupboard, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being fitted with light-coloured units and a wooden worktop, first floor landing with access to the attic, two good sized double bedrooms both with room for different configurations and freestanding furniture, third single bedroom with an over stairs storage cupboard allowing optional use as a home office/study, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front, side and rear of the property. Mostly laid to lawn, the gardens allow for an ideal space for residents to enjoy and make their own. For the car owner, there is a single garage as well parking space to the rear for up to two cars.

Viewing

By appointment through Neilsons 0131 625 2222.





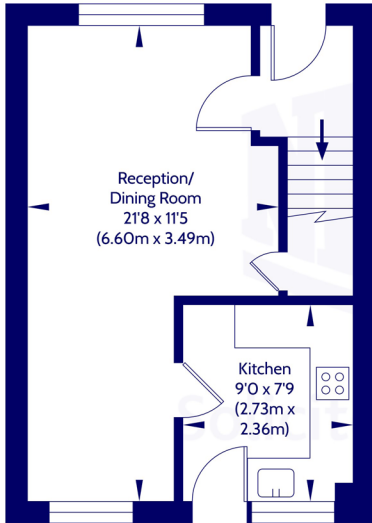
Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun Houses.

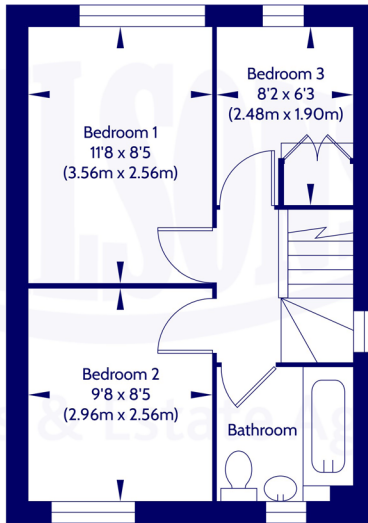




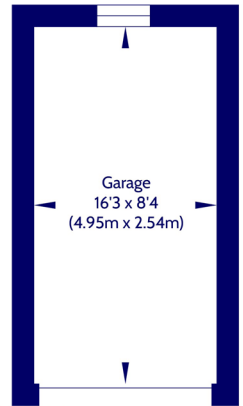
Approx. Gross Internal Floor Area 59.58 Sq M / 641 Sq Ft.



Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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