










Offers Over

£250,000

25 Echline

South Queensferry | Edinburgh | EH30 9SW

This delightful mid terraced villa, within a quiet cul-de-sac setting forms part of an established steadings development in the sought after picturesque town of South Queensferry. The property is close to excellent amenities and within easy reach of Dalmeny Railway Station and the Queensferry Crossing providing access to Edinburgh and Fife. The property would make an excellent purchase for the professional couple or young family. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom and 1 WC
-  Garage and Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

In brief, the well appointed accommodation comprises; entrance vestibule leading to a hallway with great storage provisions and convenient WC; spacious reception room with double glass rear doors leading to private garden while offering space for a dining table; kitchen fitted with a range of wall and base units, stylish worktop, tiling to splash areas and rear door; generous principal bedroom with velux window and built in wardrobes; secondary well proportioned double bedroom and a third bedroom, ideal for home office or nursery; the family bathroom is fully tiled and showcases a crisp white three piece suite, shower over the bath and glass screen.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

To the front of the property is a private garage with off street parking also available. To the rear you will find a private enclosed garden with a spacious decked area making this an ideal spot for outside entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





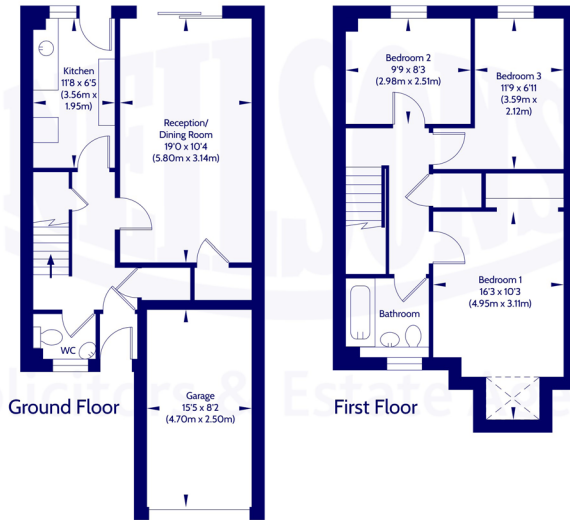
Location

The property is situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth Road and Rail bridges. Excellent amenities are available in the town including a Post Office, dentist, doctors and a great selection of local shops and supermarkets. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh, the Gogar Roundabout provides a link to the Gyle Shopping Centre and to the City Bypass. Edinburgh airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. 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.





Approx. Gross Internal Floor Area 83.47 Sq M / 898 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

