










Offers Over
£310,000

130 Echline Drive

South Queensferry | EH30 9XG

A fantastic opportunity has arisen to purchase this impressive and spacious extended interlinked detached villa, with extensive private garden, driveway and garage forming part of an established sought after residential area within the historic seaside town of South Queensferry. The property would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with useful under stair storage and WC, light and airy reception room with feature fireplace, open plan modern kitchen/dining with breakfast bar, integrated appliances and under floor heating, bright and spacious conservatory with direct access to rear garden. Finally, the upstairs accommodation comprises; ample hallway with storage and hatch to insulated and partially floored attic, well proportioned principal bedroom with fitted wardrobes and lovely open views of the bridges, two further good sized bedrooms and bathroom with separate shower. Further benefits include gas central heating, under floor heating in the kitchen and conservatory and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn with summer house/bar, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





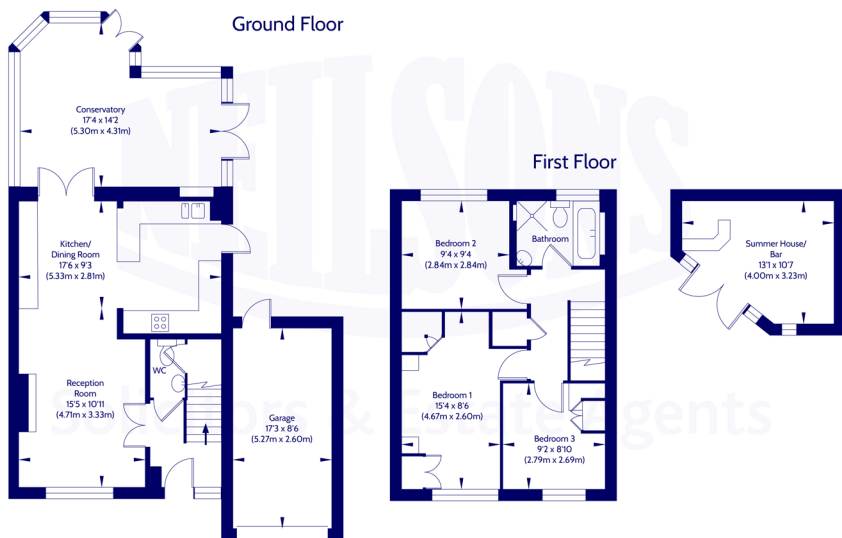
Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country 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 fiveaside football pitch. One can also visit the excellent pubs, cafes, restaurants and independent retailers. 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 House Estates.





Approx. Gross Internal Floor Area 102.66 Sq M / 1105 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.



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