



37 Echline Terrace
South Queensferry, EH30 9XH



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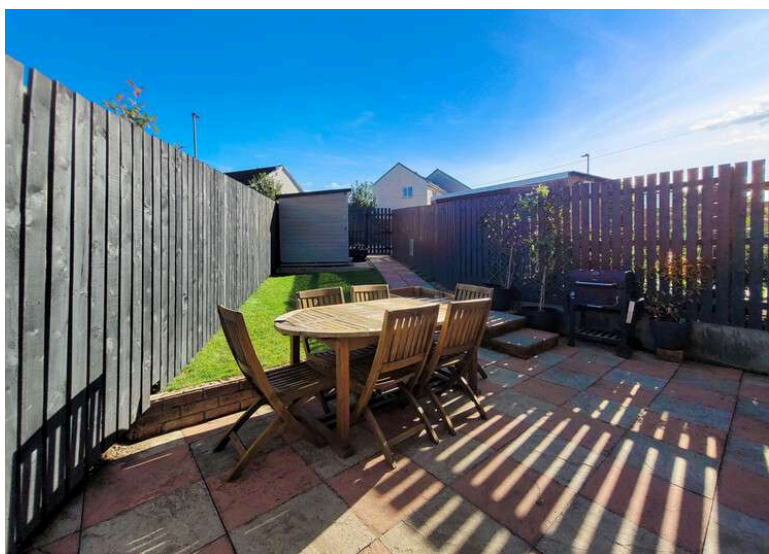


37

Echline Terrace

Beautifully presented semi-detached house in South Queensferry, which offers excellent amenities, transport links and a picturesque backdrop.

- Welcoming entrance hall
- Bright sitting room w/understair storage
- Modern kitchen/dining room w/garden access
- Two double bedrooms
- Three-piece family bathroom
- Gas central heating & double glazing
- Private front and rear gardens
- Driveway



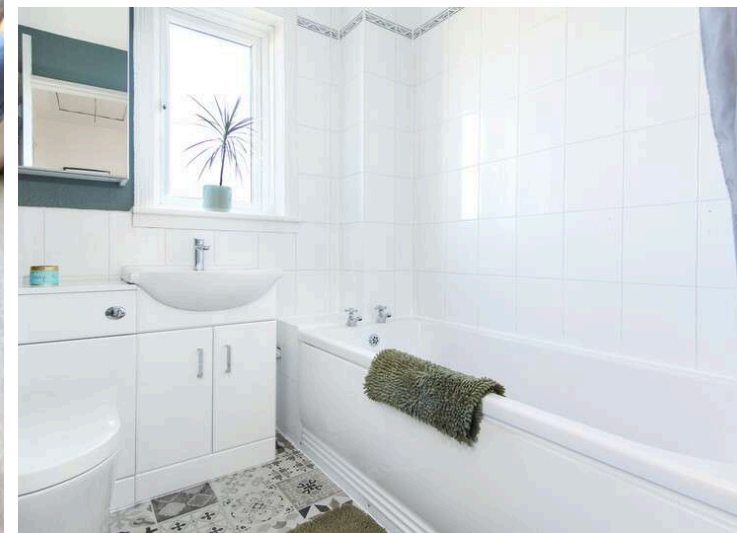
Offers Over : £210,000
Home Report: £220,000
EPC Rating: D
Council Tax: D
Tenure: Freehold

Situated in popular South Queensferry, this lovely two-bedroom semi-detached house boasts spacious accommodation and modern interior design throughout. Bright and airy, and brought to market in true move-in condition, it represents an outstanding home for a wide demographic.

The interior is bright and beautifully presented, further benefiting from gas central heating and double glazing. Externally, there is a private enclosed rear garden, private garden area to the front and on-street parking is available.

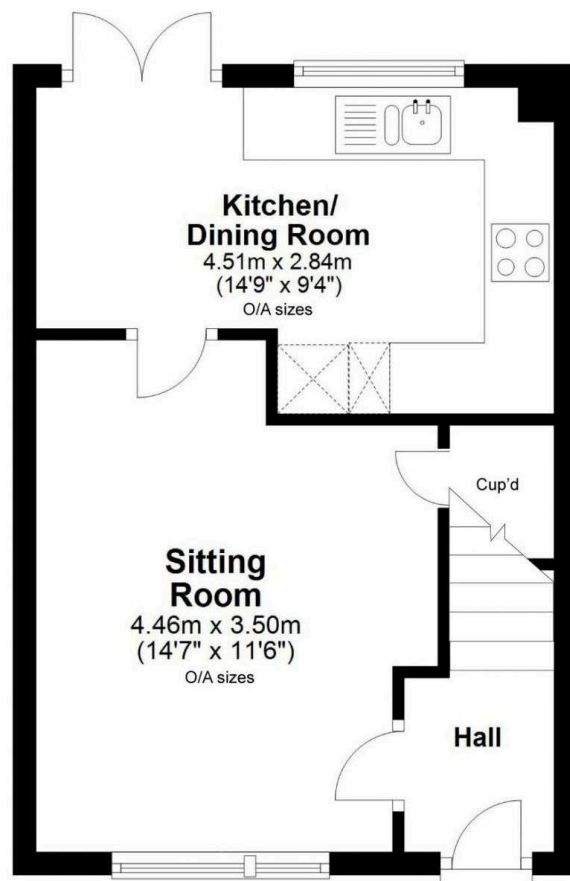
Extras

To include all fitted flooring and fitted carpets. light fixtures, curtains and blinds, oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine in the sale.

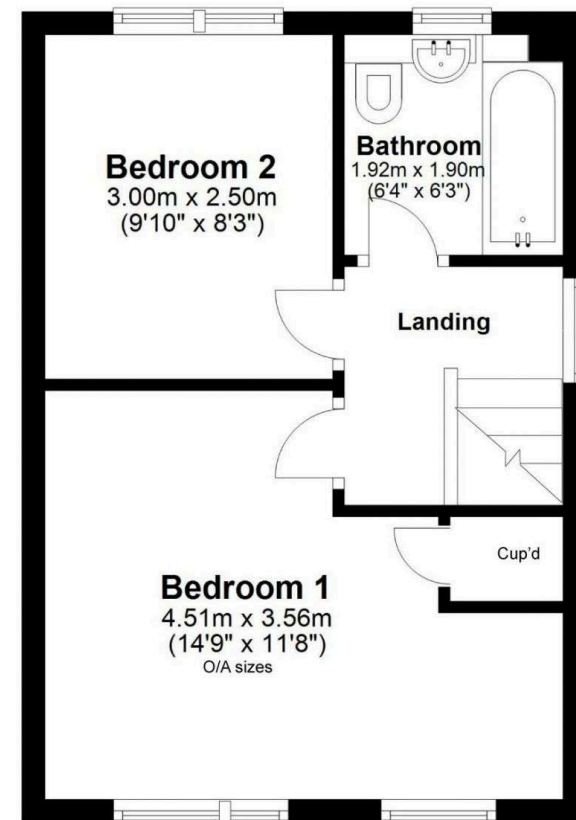


Location

Nestled on the banks of the Firth of Forth, with a High Street steeped in history, South Queensferry offers coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts architecture dating back to the 17th century against a backdrop of the Firth of Forth and the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



Ground Floor



First Floor



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