



66 Echline Drive
SOUTH QUEENSFERRY | EDINBURGH | EH30 9XG


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Set in the heart of South Queensferry, moments from the waterfront, excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting a driveway, private front and rear gardens, garden room, gas central heating and double glazing this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge with picture window, contemporary kitchen with attractive units and downstairs is completed by a garden facing conservatory. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobe, second well-proportioned double bedroom and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is exceptionally long and has artificial turf ideal for low maintenance with a paved and decked section ideal for al fresco entertaining. The stunning garden room would make an excellent working from home studio or home bar.

- Immaculate semi-detached house
- Private fully enclosed rear garden
- Driveway
- Bright lounge that flows through to the luxury kitchen
- Two double bedrooms
- Stylish bathroom

All items included excluding beds and TV. EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The seaside village of South Queensferry has an ancient history. The world famous Forth Road Bridge, Queensferry Crossing and Rail bridges form a splendid backdrop to the village. There are excellent restaurants and bars conveniently close. South Queensferry is set in the heart of the countryside and there are many delightful walks with views over the Estuary and tree lined winding roads for cycling. 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 area boasts a brand new school and first rate schooling from nursery to senior level. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. Edinburgh airport is also close at hand with central Scotland reached quickly from the main motorway network. Rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station.



