



5/6 Echline Rigg  
SOUTH QUEENSFERRY | EH30 9XN





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Most appealing, light and spacious two bed top floor apartment boasting superb views of the Railway Bridge across the Forth and a quiet, tucked away cul-de-sac position within easy reach of the town's excellent amenities and the waterfront.

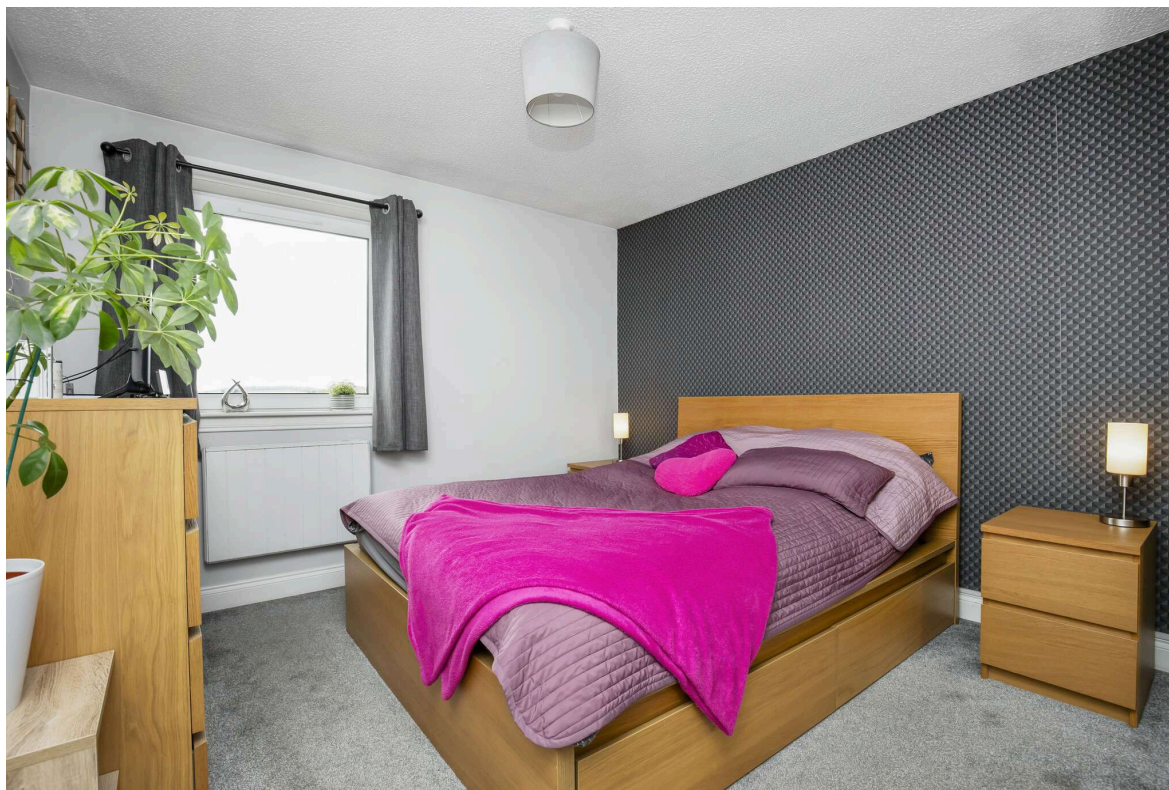
This is a superb starter home for a single person or couple looking for a quiet spot to live whilst being within easy reach of all the local amenities, the scenic Forth Waterfront and good transport links into Edinburgh. The public room has ample free floor space for both seating and dining and has a lovely outlook across to the iconic Forth Rail Bridge. The main bedroom, benefiting from built-in mirrored wardrobe space, has the same outlook. Completing the accommodation are a kitchen fitted out with good storage space, a second bedroom and shower-room re-fitted in 2021 including a cubicle plumbed with electric shower and wash-basin in vanity unit.

- Living/dining room
- Fitted kitchen
- Principal bedroom with mirrored wardrobe
- Bedroom 2
- Modern shower-room with electric shower
- Entrance vestibule and hall with two cupboards
- Part floored loft storage
- Double glazing
- Electric heating
- Shared gardens
- On-street parking
- EPC D and Council Tax C

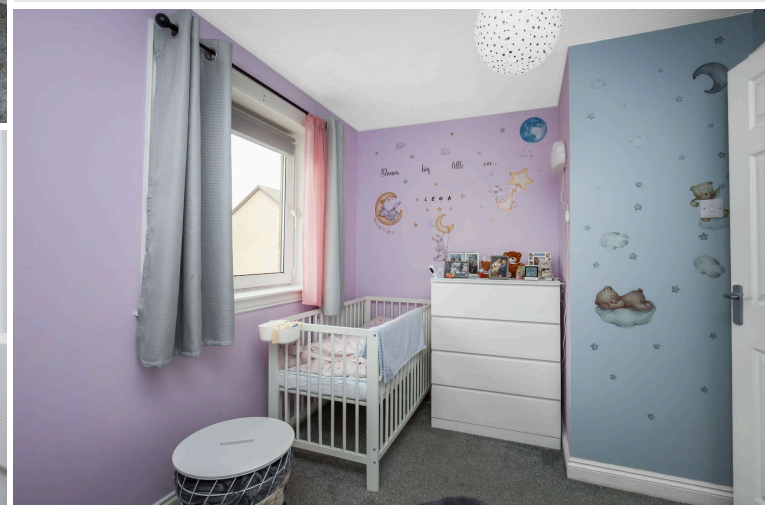
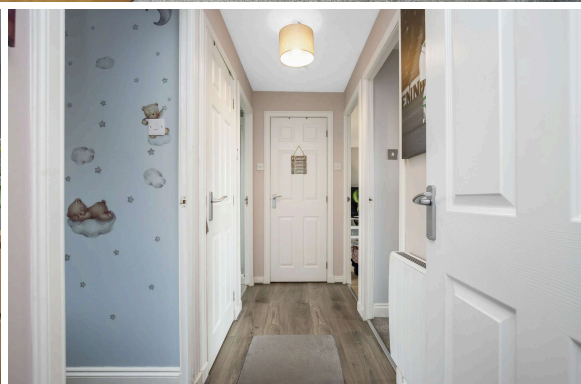
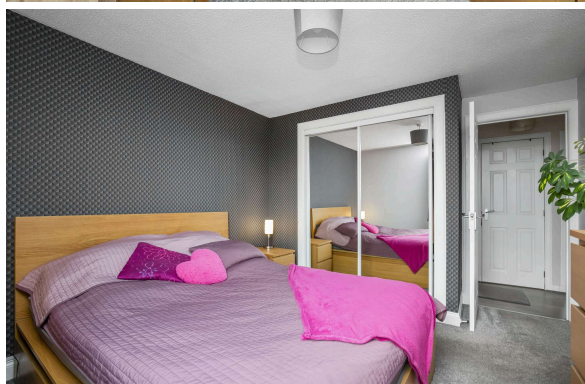
Washing machine and integrated kitchen appliances included in the sale. Sofa and wardrobe in bedroom two may be available with separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

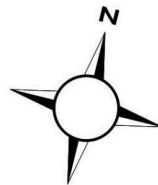
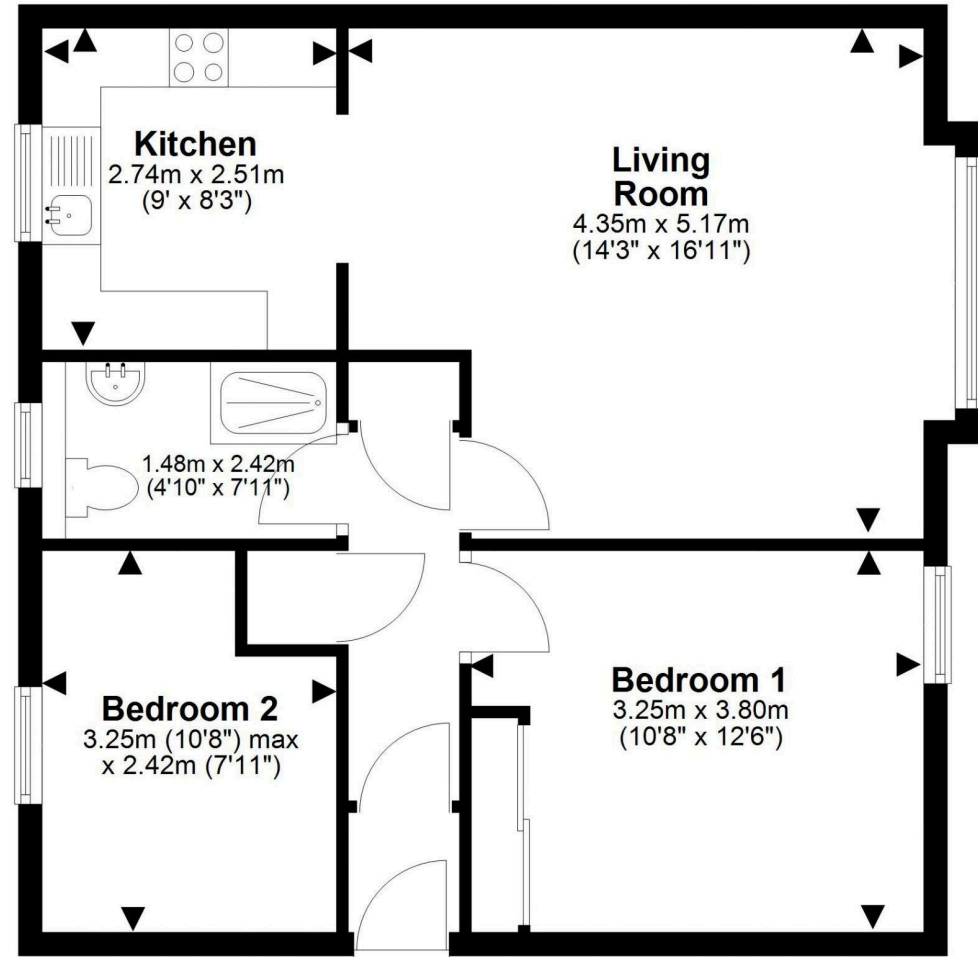




The village of South Queensferry has an ancient history and most of the buildings in the area of the High Street and the centre are of important architectural interest. The world famous Forth Road and Rail bridges and the Queensferry Crossing form a splendid backdrop to the village. Excellent amenities are available including Post Office and banking services, a great selection of local shops and a supermarket. For more extensive shopping trips, Edinburgh's City Centre is approximately 8 miles away. On the outskirts of Edinburgh the Barnton 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 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 cycles or drives. Other local leisure facilities include a Sports Centre 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. One can also visit the excellent pubs, cafes and restaurants within the village.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.