



19 Echline View
SOUTH QUEENSFERRY | EH30 9XL


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A tastefully-presented semi-detached house forming part of a quiet, established cul-de-sac and located in the picturesque seaside town of South Queensferry. The property offers flexible accommodation over two floors, and is close to a variety of good amenities and local shops, as well as transportation links at the Queensferry Crossing and Dalmeny train station.

The property comprises on the ground floor of a spacious living room, with an adjoining sunroom featuring bifold doors. Leading from the living room is a fitted kitchen with integrated storage and appliances. Additionally, there can be found a separate generous, dual-aspect family room with a feature fireplace and patio doors giving access to the rear garden.

On the first floor, the property boasts a large double bedroom with en-suite shower room, two further double bedrooms, a single bedroom, and a contemporary bathroom with mains shower over bath.

Further benefits include gas central heating, double glazing, and fantastic storage options, including a partially floored attic and large understairs cupboard. Externally there can be found a generous south-west facing rear garden with decking and lawn, and a private paved driveway fitting three cars for convenient off-street parking.

- Bright and spacious semi-detached villa
- Living room with adjoining sunroom
- Dual aspect family room
- Principle bedroom with en-suite shower room
- Two further double bedrooms and a single bedroom/office
- Contemporary bathroom with shower over bath
- Fantastic storage options including partially floored attic
- Private enclosed rear garden, with shed.
- Three car paved driveway to front
- Gas central heating and double glazing
- Flexible layout
- Oak flooring throughout living room and family room

Energy Rating D. Council tax band E.

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



Included in the sale will be all Curtains & blinds, all carpets/floor coverings, all light fixtures/shades, fridge/freezer, oven/hob, dishwasher, washing machine, bedroom wardrobes, garden shed, planters and arbour seating. Other items are available by separate negotiation.

Situated in the picturesque coastal village of South Queensferry on the banks of the River Forth the property is ideally situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles distant and can be accessed by regular bus service or by train. Local shopping can be found in close proximity along with banks, building societies and the local Post Office. More extensive shopping can be found either in Dunfermline or Livingston both approx. 6 miles, The Gyle Shopping Centre on the western tip of Edinburgh's boundaries is approximately 5 miles. Quality schooling establishments from nursery to secondary schools are within easy reach of the property.



