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Offers Over
£225,000

6 Echline Farm Cottages

South Queensferry | Edinburgh | EH30 9SW

This charming stone-built, terraced cottage, set within a picturesque row of similar properties, enjoys an enviable position in the highly sought-after historic town of South Queensferry. Ideally located close to an excellent range of local amenities, highly regarded schooling and superb transport links, the property also benefits from attractive communal garden grounds incorporating an orchard and allotment, together with the added convenience of allocated residents' parking.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Residents allocated parking
-  EPC Rating – C
-  Council Tax Band - D



Presented to the market in move-in condition, this delightful home offers stylish, well-proportioned accommodation that is sure to appeal to a wide range of buyers seeking a characterful property in a prime location. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

The accommodation comprises a welcoming entrance vestibule leading into an elegant front-facing lounge, providing a bright and comfortable living space. An inner hallway, complete with useful storage, gives access to the contemporary shower room, fitted with a modern white suite including a walk-in shower featuring a luxury Rainfall shower. There are two well-proportioned double bedrooms, both benefiting from built-in storage and a particular highlight of the property is the spacious rear-facing kitchen/dining room, fitted with ample wall and base units with Range cooker, washing machine and integrated dishwasher and fridge freezer. The sizeable conservatory, accessed from the kitchen, is a perfect place for relaxing. French doors lead directly to the rear garden creating a seamless connection between the indoor and outdoor spaces. Further benefits include gas central heating with combi boiler.



Extras

The fitted floor coverings and light fittings will be included in the sale together with the Range cooker, washing machine and integrated appliances (dishwasher and fridge freezer).

Gardens and parking

There is a beautifully established garden to the front with lawn and an array of flower borders with pathway to entrance. Located to the rear is a paved patio with garden shed. The property also benefits from access to a large communal garden grounds including an orchard and allotment with residents parking.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

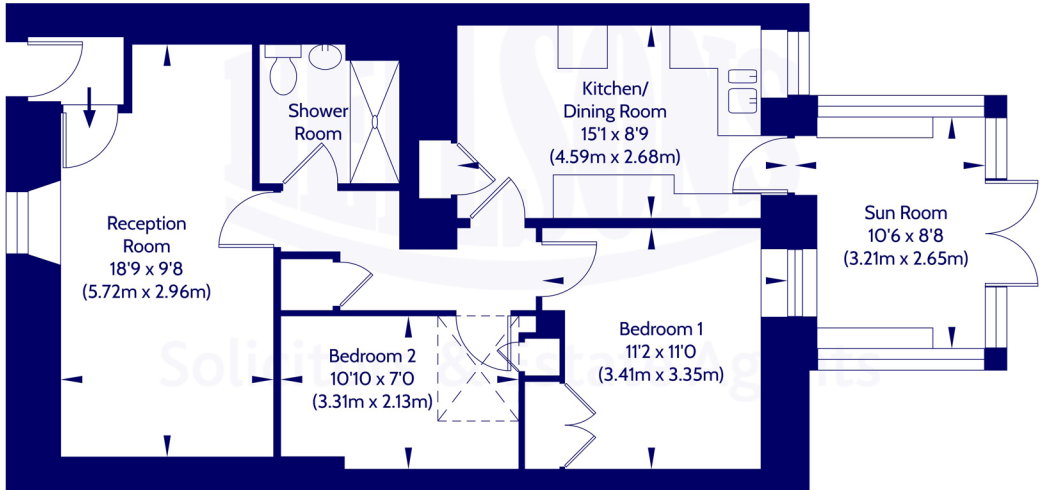
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. 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 five-a-side 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 69 Sq M / 744 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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