



7/3 Echline Rigg, South Queensferry, EH30 9XN



## Welcome

Welcome to Echline rigg, situated in the highly sought-after residential area of South Queensferry, this well-presented studio flat offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home within easy reach of Edinburgh. The property is ideally positioned to take advantage of local amenities, scenic coastal walks, and excellent transport links, including quick access to the A90, M90, and nearby rail connections. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming entrance hallway
- Living area
- Fitted kitchen
- Sleeping area
- Bathroom
- Double glazing
- Residents parking





## South Queensferry

Echline is a popular residential area within the historic town of South Queensferry, renowned for its charming High Street, waterfront views, and proximity to the iconic Forth Bridges. The area offers a range of local shops, cafes, and leisure facilities, as well as reputable schooling. For commuters, Edinburgh city centre is easily accessible by road or rail, making this an ideal base for those seeking a balance between coastal living and city convenience.

## Extras

Sold as seen.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

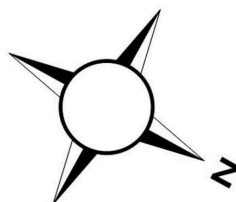
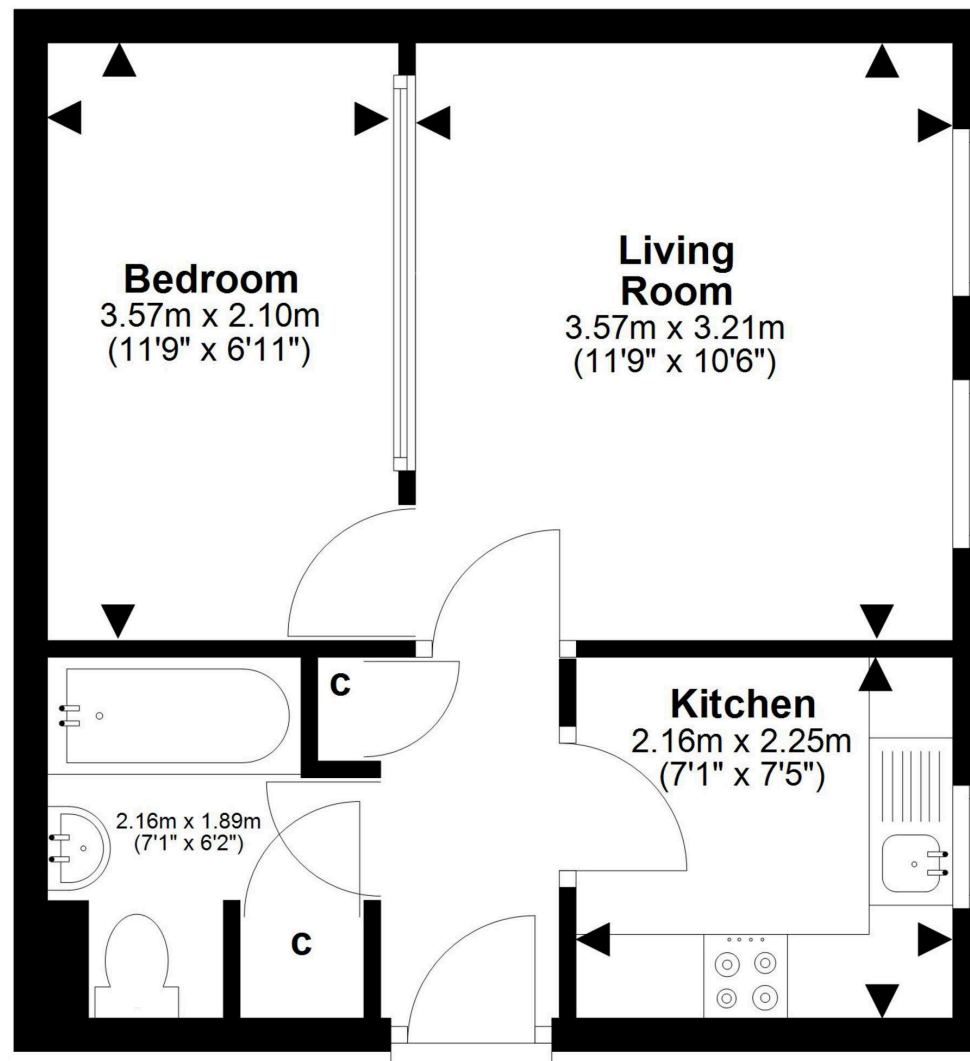
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.