










Offers Over
£225,000

45 Echline Terrace

South Queensferry | Edinburgh | EH30 9XH

This well presented end-of-terrace villa is peacefully situated within an established residential development in the historic town of South Queensferry. Conveniently located close to local amenities, excellent transport links, and scenic surroundings, the property offers well-proportioned accommodation ideally suited to first-time buyers, young professionals, or those seeking a stylish starter home.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The property is entered via a welcoming entrance hallway, complete with a staircase leading to the upper floor. To the front of the home is a bright and attractive reception room overlooking an open green space, creating a pleasant outlook and a sense of privacy. Finished with laminate flooring, this room provides a comfortable setting for everyday living and relaxation. Positioned to the rear is a modern kitchen fitted with a range of wall and base units, complemented by integrated appliances and tiled splash areas. A dedicated dining space offers room for family meals or entertaining, while a rear door provides direct access to the garden, seamlessly connecting indoor and outdoor living. Upstairs, the property features three well-appointed bedrooms. The principal bedroom is a spacious south-facing double room finished with carpeting, creating a warm and comfortable retreat. The second double bedroom benefits from built-in wardrobes and additional storage, along with an impressive open outlook towards the iconic Forth Bridge and surrounding bridges. A third front-facing single bedroom incorporates clever built-in storage and would make an ideal home office, study, nursery, or guest room. The bathroom has been stylishly finished with full wall tiling and includes a modern two-piece white suite set within vanity storage. A separate glass shower cubicle with a thermostatic shower completes the space, offering both practicality and contemporary design.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property enjoys a landscaped, south-facing rear garden designed for low-maintenance living, providing an attractive outdoor area for relaxing or entertaining. The garden also offers access to the driveway, delivering convenient off-street parking. To the front, a decorative garden enhances the property's kerb appeal.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

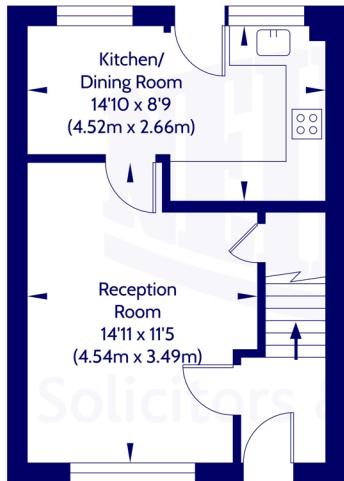
Situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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 Dalmeny and Hopetoun House.

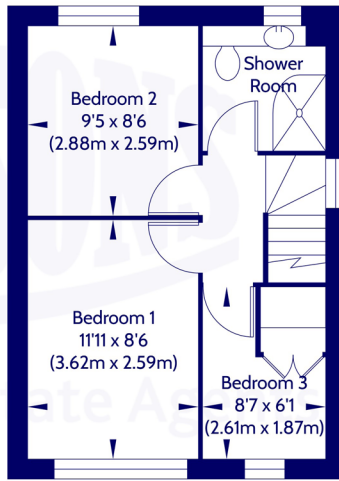




Approx. Gross Internal Floor Area 60 Sq M / 641 Sq Ft.



Ground Floor



1st 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.



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