



9 Echline Drive  
South Queensferry, EH30 9UX

**deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



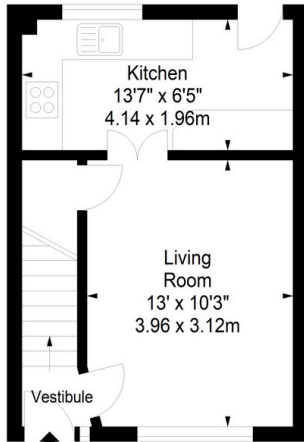
Forming part of a well-established development, this beautifully presented semi-detached house with south facing garden, is situated in the picturesque coastal town of South Queensferry. The property is ideally situated near local schools, scenic coastal walks, and an excellent selection of cafés, bars, and restaurants. There are excellent public transport links by bus and train providing access to the north and south. In move-in condition, the accommodation comprises; a bright and spacious living room, kitchen with direct access to the rear, two good-sized bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained private garden to the rear an exceptionally large south facing garden with fantastic potential to personalise, renovate, or extend, creating a rare opportunity for long-term coastal living with generous outdoor space. The property features double glazing, gas central heating and has a driveway that provides off-street parking. Included in the sale are the; fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



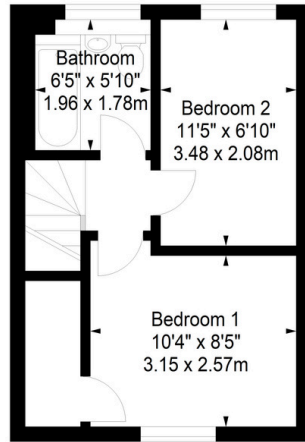
Echline Drive,  
South Queensferry,  
Midlothian, EH30 9UX



Approx. Gross Internal Area  
546 Sq Ft - 50.72 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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