NEILSONS

Solicitors & Estate Agents

Fixed Price

£278,000

37 Echline

South Queensferry | EH30 9SW

This impressive, beautifully presented terraced villa with private garden to rear, is situated within a quiet development in the highly desirable coastal town of South Queensferry, offering fantastic sized accommodation in true move-in condition. Ideally positioned for access to excellent local amenities and superb transport links, internal viewing is highly recommended to be fully appreciated.

- 3 Bedrooms
- 2 Public rooms
- 1 Shower room
- Residents parking
- Private garden to rear
- EPC Rating – C
- Council Tax Band - C

Description

In brief the stylish accommodation comprises; entrance vestibule with WC located off, welcoming entrance hallway with understairs storage, fantastic sized modern fitted kitchen/dining room with door providing direct access to the private rear garden, light and airy reception room, generously proportioned principal bedroom with Juliet balcony, two further well proportioned bedrooms and contemporary shower room.

Extras

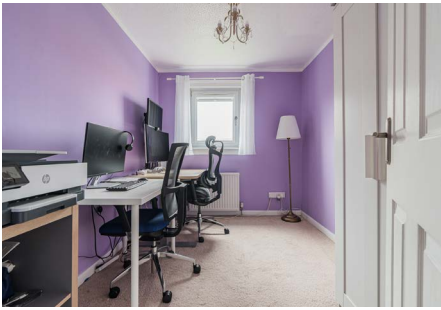
All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

Gardens & Parking

To the rear, there is a well maintained, fully enclosed private garden. For the car owner, there is a parking space to the front of the property and it should be noted that a commando plug has been installed for EV charging.

Viewing

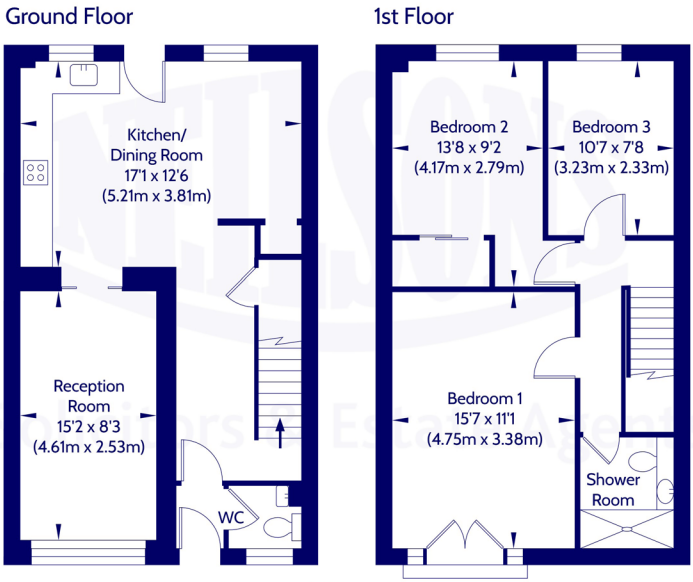
Please contact Neilsons on 0131 625 2222.



Location

The historic coastal 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, including a Tesco supermarket on your doorstep, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport. Dalmeny Train Station is also at hand taking you to heart of Edinburgh City Centre in approximately 20 minutes. 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. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities.

Approx. Gross Internal Floor Area 94 Sq M / 1011 Sq Ft.



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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For helpful, friendly, personal advice, get in touch.

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