



18 Echline Grove
South Queensferry, EH30 9RU

deans 
Solicitors & Estate Agents LLP



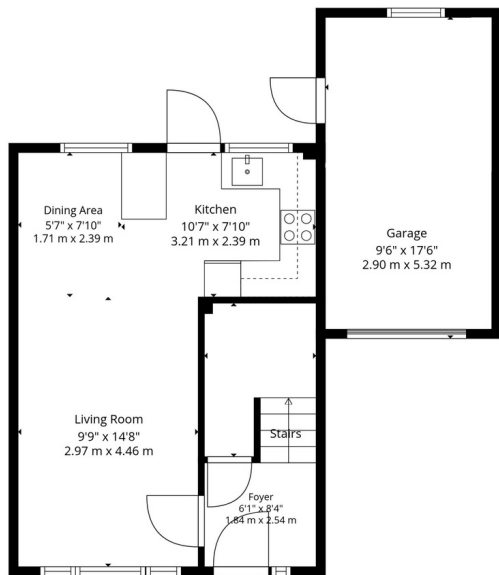
SEMI DETACHED VILLA

- Sitting/Dining Room
- Open Plan Kitchen
- Three Bedrooms
- Bathroom
- Private Gardens
- Driveway & Single Garage
- EPC Rating - C

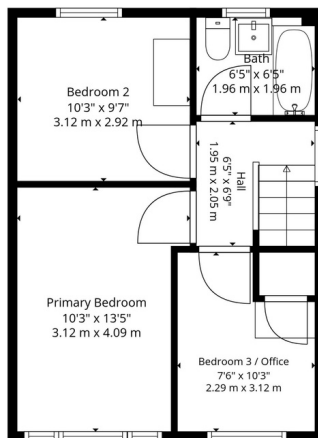


Forming part of a quiet cul-de-sac setting and with partial views to the Forth Road and Rail bridges, this stylish presented semi detached villa is located within the sought after picturesque seaside town of South Queensferry. The property is within easy reach of local amenities including doctor and dentist surgeries, Tesco supermarket and Echline Primary School is within walking distance. The Queensferry Crossing is close by with Dalmeny Train Station a short distance from the property. A good public transport service passes by the property and travels to Edinburgh City Centre. In move-in condition the accommodation would make an ideal family home and comprises; welcoming entrance hall, lovely south facing sitting/dining room open plan to the contemporary kitchen with integrated appliances and door to the rear. Upstairs leads to three delightful good sized bedrooms and modern bathroom with shower. There are well maintained established gardens to the front with the rear being fully enclosed with paved patio area. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





Ground Floor



First Floor

Approx. Gross Internal Area Excluding Storage Rooms

75.97 Sq M / 818 Sq Ft.

Approx. Gross Internal Area of Storage Rooms

13.48 Sq M / 145 Sq Ft

Not to scale. For identification only.



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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