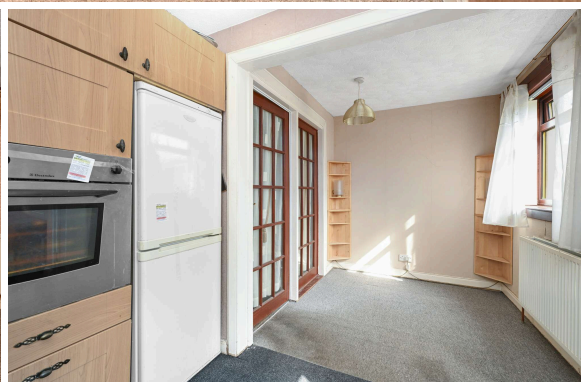




33 Echline Terrace
SOUTH QUEENSFERRY | EH30 9XH


warners
solicitors & estate agents



33 Echline Terrace

SOUTH QUEENSFERRY | EH30 9XH

Warners are delighted to present this three-bedroom semi-detached home, set within a quiet and established residential street in the highly desirable seaside town of South Queensferry. Offering flexible accommodation over two levels, the property enjoys a convenient location close to a wide range of local amenities, reputable schooling and excellent transport links, including the Queensferry Crossing and Dalmeny train station. Now requiring cosmetic upgrading, the property represents an excellent opportunity for buyers seeking a home with scope to modernise and add value. It will appeal to a variety of purchasers including couples, small families and investors looking to create a bespoke home in a sought-after setting. The accommodation is entered via an entrance vestibule leading into a bright living room positioned to the front. To the rear, the spacious kitchen and dining room provides ample room for dining furniture and offers direct access to the rear garden, making it a practical and sociable space for everyday living. Upstairs, the property offers two well-proportioned double bedrooms and a further single bedroom, along with a shower room completing the accommodation. Externally, the property benefits from low-maintenance private gardens to both the front and rear, providing outdoor space with minimal upkeep. Unrestricted on-street parking is available. Further benefits include gas central heating and double glazing. Offering excellent potential in a prime coastal location, this property presents a fantastic opportunity for buyers looking to put their own stamp on a home. Early viewing is recommended.

- Semi-detached home in sought-after South Queensferry
- Excellent opportunity for cosmetic upgrading and adding value
- Private low-maintenance front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- Close to local amenities, Dalmeny train station and major transport links
- Livingroom with under stair storage cupboard
- Kitchen/dining room with access to rear garden
- Two well-proportioned double bedrooms
- Single bedroom
- Shower room

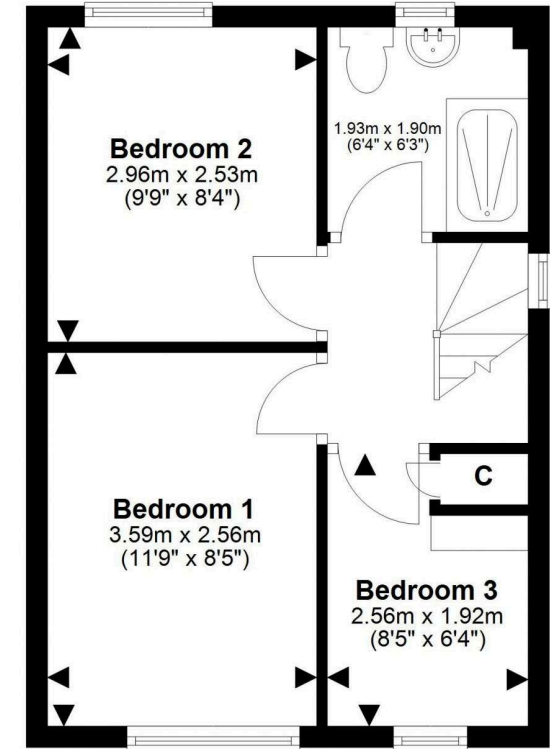
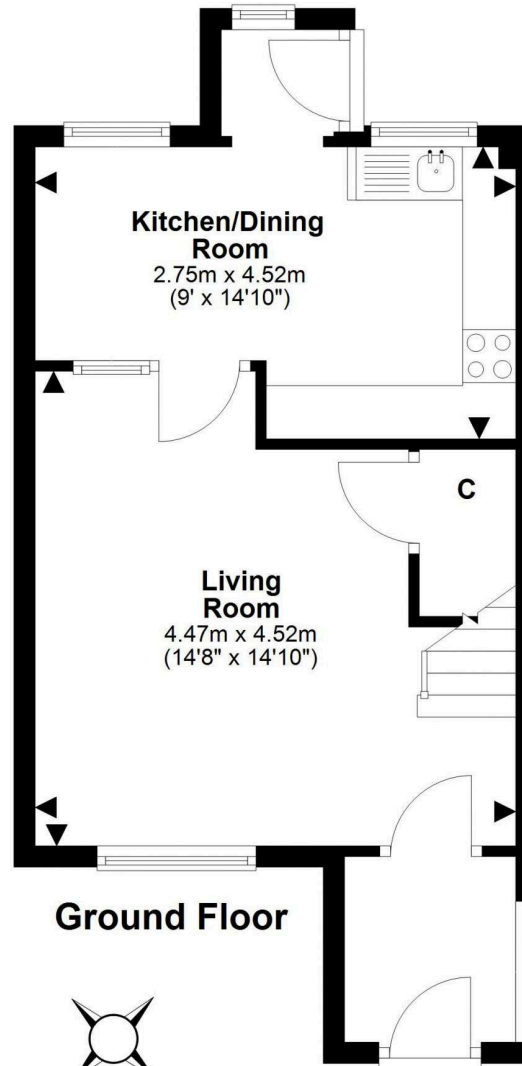
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



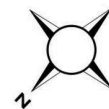
Property sold as seen. EPC: D. CT: D.

Situated within the historic town of South Queensferry, famous for its superb backdrop of the Forth road and rail bridges. South Queensferry is perfectly situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles away and can be accessed by regular bus service or by Dalmeny train station which is to be found a very short walk from this property. Excellent local shopping, bars restaurants and leisure facilities can be found locally, for more extensive shopping trips, Edinburgh's City Centre, Livingston and the Gyle shopping centre are all within very easy reach. Edinburgh Airport is also close at hand and rail travel to the Gyle and Edinburgh City Centre is possible from Dalmeny Station. A brand-new secondary school together with primary schools are all within a few minutes' walk of the property. Other local leisure facilities include a sports centre and a recreational centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, Port Edgar Marina is located close by.





First Floor



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.