










Offers Over  
**£125,000**

## 10/8 Echline Rigg

South Queensferry | Edinburgh | EH30 9XN

Neilsons are delighted to present to the market this appealing top floor flat, forming part of a well-maintained modern development in the ever-popular town of South Queensferry. Ideally positioned close to excellent day-to-day amenities and convenient transport links, the property offers a superb opportunity for first-time buyers and buy-to-let investors alike. The flat is well-proportioned throughout and presented in tasteful, modern décor, creating a comfortable and move-in ready home.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents and Visitors Parking
-  Landscaped Communal Grounds
-  EPC Rating – C
-  Council Tax Band - B



## Description

Accessed via a welcoming hallway, the property immediately offers a sense of space, with the added benefit of a large storage cupboard. The reception room is bright and inviting, enjoying a pleasant leafy outlook and finished in contemporary tones, providing an ideal setting for both relaxation and entertaining. The fitted kitchen is well-equipped with a range of wall and base units, complemented by integrated appliances including a hob, oven, and extractor hood, alongside space for additional freestanding appliances. Tiled splashback areas add a practical and stylish touch to the space. The double bedroom is generously proportioned and presented in neutral décor, benefiting from built-in wardrobes which provide excellent storage. The shower room has been finished with modern acrylic wet wall panelling and comprises a white two-piece suite, a cubicle with an electric shower, and a heated chrome towel rail.



A factoring agreement is in place with Charles White, with costs of approximately £200 per quarter, covering communal grounds maintenance and cleaning of shared areas.

## Extras

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

## Gardens & Parking

Externally, the development is surrounded by well-kept communal gardens, offering a pleasant outdoor environment for residents. Ample residents' and visitors' parking is available to the front.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

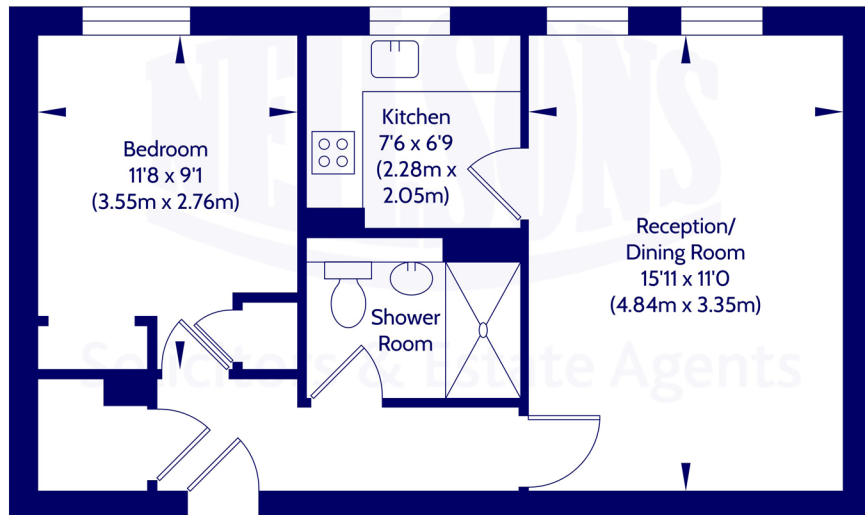
The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, including a Tesco supermarket on your doorstep, restaurants, cafes & pubs. Highly regarded schooling is available 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 41 Sq M / 447 Sq Ft.

## 2nd Floor



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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