



**boyd** property

55 Echline Gardens  
SOUTH QUEENSFERRY | EH30 9UT

# 55 Echline Gardens

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## Description

An excellent opportunity has arisen to acquire this semi-detached house with private gardens, driveway, and garage, located within a much sought-after residential area of South Queensferry, close to good local amenities and well placed for commuting. The property does now require modernisation and offers excellent potential to become a superb family home. The accommodation briefly comprises; an entrance hall, a light and airy dual aspect lounge/dining room and kitchen. A carpeted staircase leads to the first-floor landing which gives access to three good sized bedrooms and bathroom. The property benefits include gas central heating, double glazing, good storage facilities, private gardens to the front and rear, a driveway and garage are located to the front. Viewing is highly recommended to fully appreciate the size, location, and the potential this property has to offer.

## Virtual Staging

It should be noted as the property is currently vacant, we have virtually staged/renovated some of the rooms to showcase how this property could look after upgrading works have been carried out.

## Location

The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a Post Office and a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes. The old conservation area of South Queensferry enjoys a picturesque setting and 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun House.

## Extras

All fitted floor coverings. It should be noted that this property is being sold as seen and no warranties or guarantees will be given.

## Price & Viewing

For price and viewing information contact Agents.

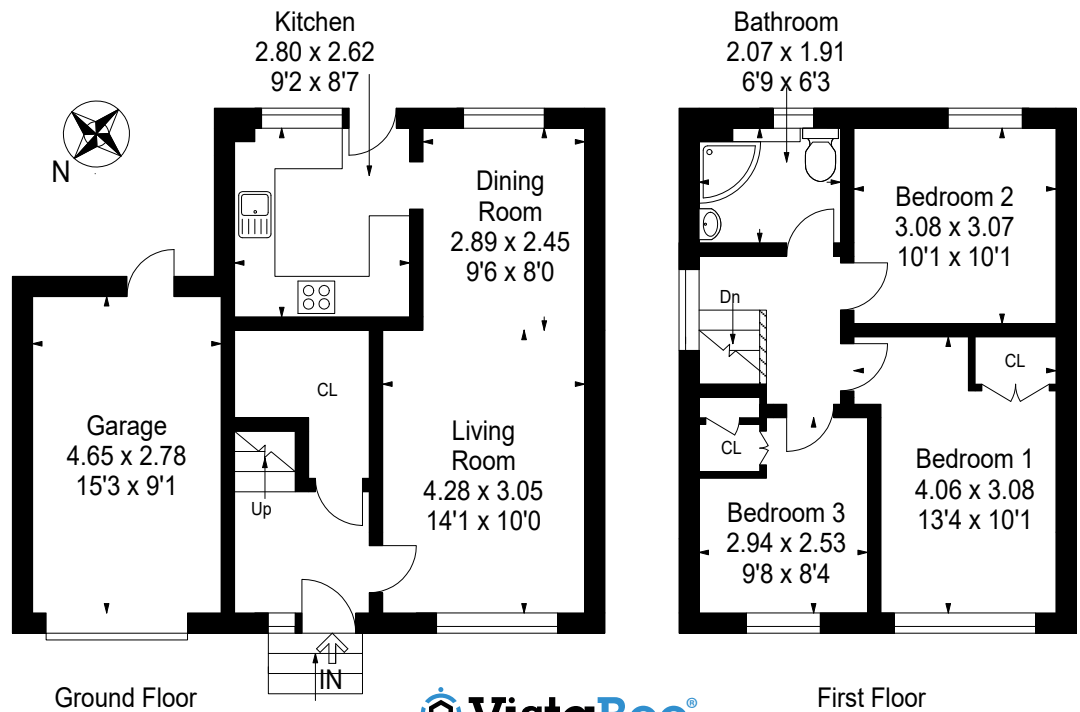


## Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- Upper landing
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Driveway
- Garage

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.

