



Offers Over  
**£200,000**

## 15 Echline

South Queensferry | Edinburgh | EH30 9SW

This charming, tastefully presented terraced cottage with delightful private gardens forms part of a row of similar properties in the sought after historic town of South Queensferry, close to excellent amenities and commuting links. Benefiting from lovely communal garden grounds including an orchard and allotment, the property also benefits from allocated resident's parking.

- 2 Bedrooms
- 2 Public rooms
- 1 Shower room
- Private Gardens & Communal gardens
- Allocated parking space
- EPC Rating – C
- Council Tax Band - D



## Description

Offered to the market in move-in condition, this fine and quirky home shall undoubtedly appeal to a wide variety of buyers seeking a unique home in an excellent location and merits internal viewing to be fully appreciated. The stylish accommodation comprises; entrance vestibule, elegant lounge with front-facing aspect. An inner hall with storage provisions provides access to the contemporary shower room with white suite including WC and wash hand basin set in vanity unit with storage below and there is a walk-in shower with contrasting tiled splashback. There are two double bedrooms, with the larger of the two benefiting from built-in storage and hatch to a floored attic, providing additional storage. A great feature of this home is the sizeable, rear facing kitchen/diningroom with direct access to the private rear patio with shed. Further benefits include gas central heating with combi boiler.



## Extras

All the fitted floor coverings, light fittings and blind shall be included in the sale together with the cooker, washing machine, fridge and garden shed.

## Gardens and parking

There is a beautifully established garden to the front with lawn and an array of flower borders with pathway to entrance. Located to the rear is a paved patio with garden shed. The property also benefits from access to a large communal garden grounds including an orchard and allotment with resident's allocated parking.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

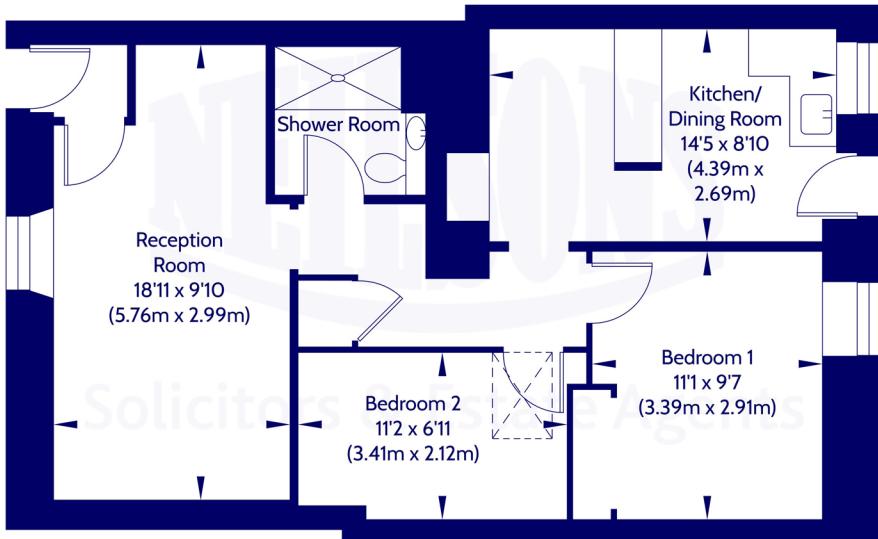
The historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90, M90 for commuting to any part of the country and Edinburgh Airport. 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 Estates.





Approx. Gross Internal Floor Area 58.34 Sq M / 628 Sq Ft.

Ground Floor



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.



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