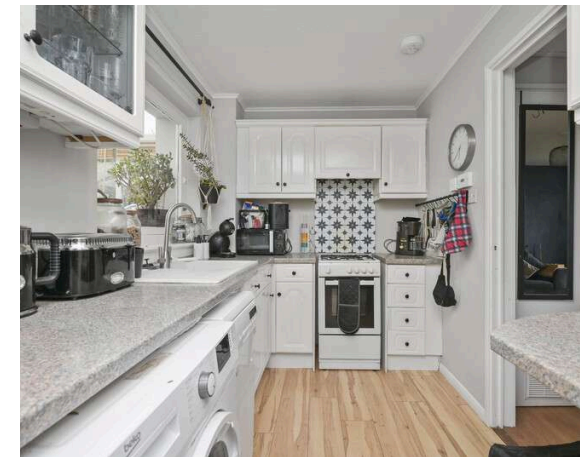




3 Echline Drive, South Queensferry, EH30 9UX

www.mcdougallmcqueen.co.uk



This delightful two bedroom semi-detached property arranged over two levels further benefits from a sunny conservatory to the rear, private gardens and a driveway. The property forms part of an established modern development, located in the popular and picturesque town of South Queensferry close to many local amenities, schooling and swift transport links. The property is an ideal first time buy or investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Front facing living room, door accesses the kitchen.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Rear facing conservatory offers direct access to the rear garden.
- Double bedroom front facing with a useful storage cupboard.
- Second bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Single glazing.
- Gas central heating.
- Private gardens to the front and to the rear.
- Driveway, further on street parking.



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 the 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

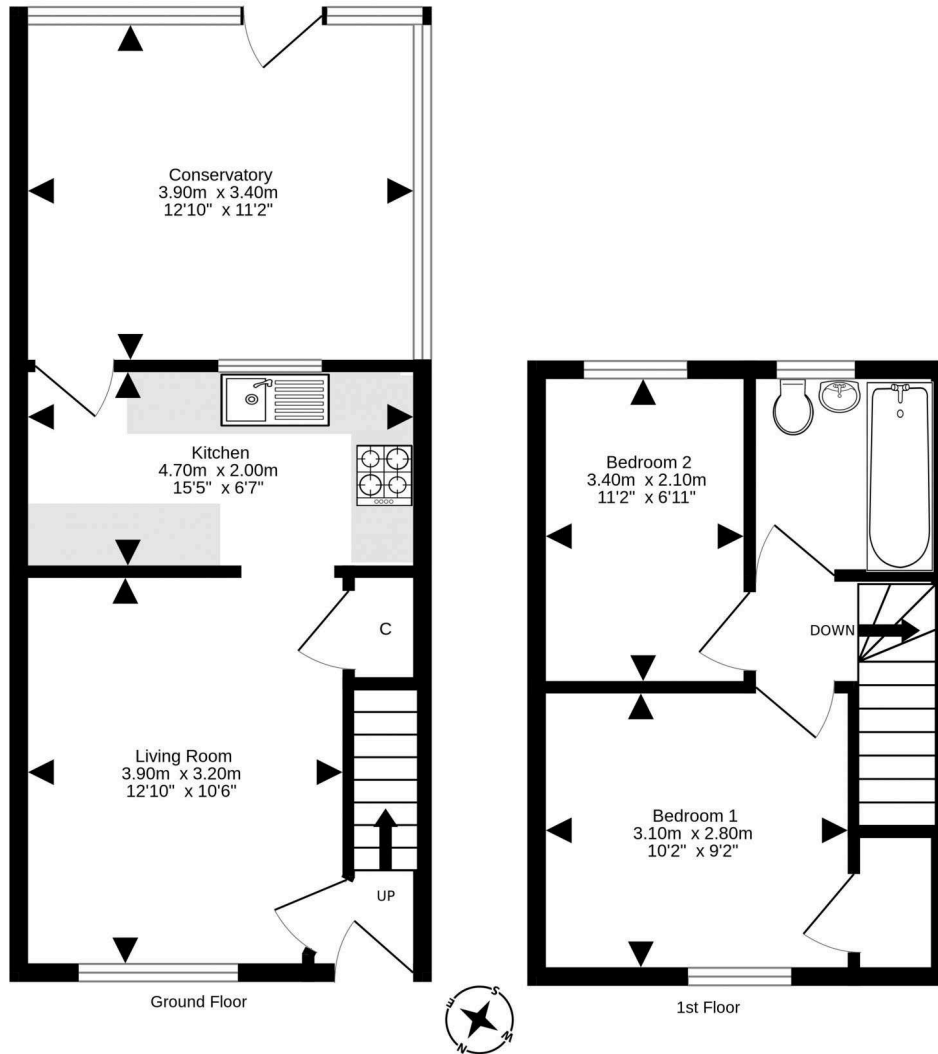
Extras

Included in the sale are the integrated appliances, white goods, fixtures & fittings and all window and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

