










Offers Over

**£375,000**

## 41 Echline View

South Queensferry | Edinburgh | EH30 9XL

A rare opportunity has arisen to acquire this impressive four bedroom detached villa quietly positioned within a pleasant cul-de-sac in the historic coastal town of South Queensferry. Close to excellent day-to-day amenities and commuting links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  4 beds
-  1 public
-  2 bathrooms
-  Private front and rear gardens
-  Garage and driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the accommodation is presented in true walk-in condition while briefly comprising of; entrance porch, inviting hallway with a sizable understairs storage cupboard, L-shaped open-plan lounge/kitchen/diner with a bright and airy dual-aspect outlook, modern fully-fitted kitchen with a range of integrated white goods, paneling in splash areas and under-unit lighting while being styled with neutral gloss units and a wooden worktop, triple-aspect conservatory allowing for flexible use, stylish bathroom with a bath, separate shower and heated towel rail while being finished with a mixture of tiling and splash paneling, generous ground floor double bedroom with room for freestanding furniture, landing with a linen cupboard and access to the partially-floored attic, two further double bedrooms, one with eaves access while both offer integrated storage space and room for different configurations, single bedroom with boiler cupboard, and a partially-tiled partially-paneled shower room with a double cubicle, rainfall shower and heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the building lies a private front garden space laid to lawn with a well-kept hedge line for privacy. To the rear lies a low maintenance split-level garden laid with a mixture of monoblock paving and sandstone paving, offering lots of potential for family use. For the car owner, there is a sizable double garage as well as a double driveway for secure off-street parking. On-street parking is free to accommodate visitors.

## Viewing

By appointment through Neilsons 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, 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. 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. 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 Houses.



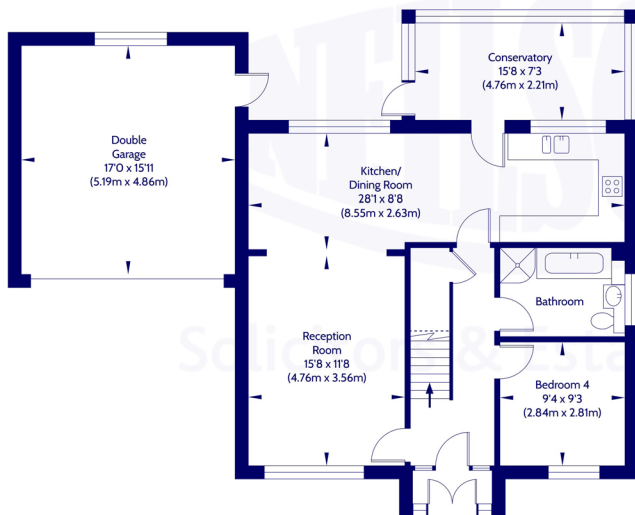
Approx. Internal Area 123.77 Sq M / 1332 Sq Ft.

Not to scale. For identification only.

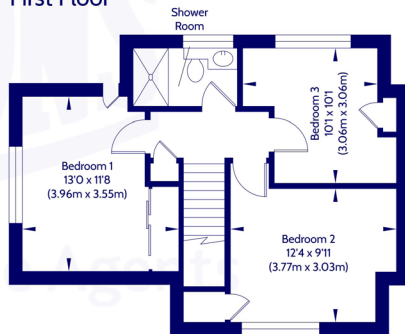
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## Ground Floor



## First Floor



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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