

COULTERS[®]



14 ECHLINE DRIVE

SOUTH QUEENSFERRY, SOUTH QUEENSFERRY, EH30 9UY

2 BED

1 BATH

2 PUBLIC

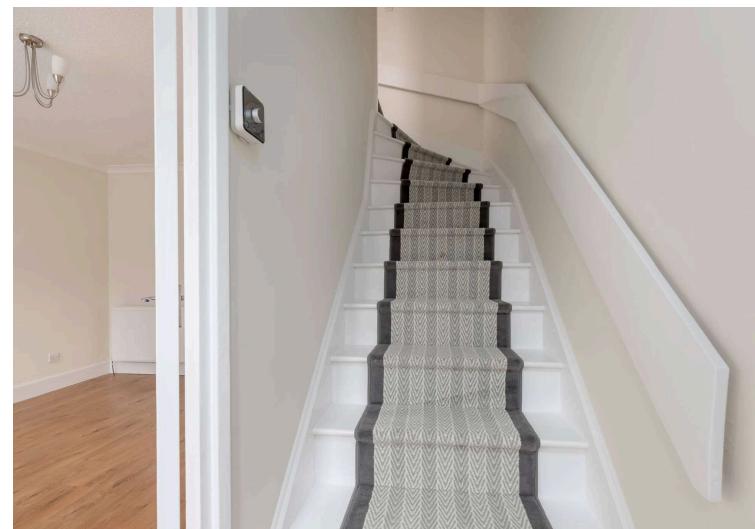


TAKE A LOOK INSIDE

Located on a quiet cul-de-sac in the picturesque South Queensferry, 14 Echline Drive is an extremely engaging two bedroom end-terraced house with its own private front and rear gardens, in addition to a driveway with space for two cars. The home has the potential for development (subject to the relevant consents) as many similar properties nearby have extended to the side of the home. Benefitting from gas central heating and double glazing, this is a great opportunity for a first time buyer or investor. The front door opens onto the entrance hall and stair (with a new fitted stair runner), which in turn leads to the bright sitting room, fitted with practical and easy to maintain laminate flooring that bounces light through the home. A good sized handy under stair cupboard is accessed from the sitting room.

KEY FEATURES

- Attractive semi-detached house with conservatory.
- Two bright bedrooms.
- Attractive rear garden with decked area.
- Driveway parking for 2 cars.
- Located in picturesque South Queensferry.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - C



The kitchen is fitted with a series of wall and base mounted cabinetry and extensive contrasting roll top stone effect worktops. The integrated appliances comprise; gas hob, electric oven and extractor hood. There is also a washing machine. The kitchen in turn leads onto the bright, well proportioned conservatory which looks directly onto the rear private garden. Wall mounted lights ensure the room can be enjoyed into the evening, whilst double doors open onto the garden to let the outside in during favourable weather. Upstairs there are two lovely bedrooms, one with a large storage cupboard. The bathroom completes the internal accommodation and is fitted with a white three piece suite comprising; bath (with shower over), WC and wash hand basin.

Externally there is a neat front garden, planted with an attractive mix of plants, bushes and a tree, in addition to a drive with space for two cars. To the rear is a lovely enclosed garden, gently terraced, mainly laid with lawn and astro-turf in addition to a separate decked area.



THE LOCAL AREA

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes.

The Conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers.

On the outskirts of town, you will find a major supermarket well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature.

With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient.

EXTRAS

The garden shed, all blinds, light fittings, fitted flooring, washing machine and integrated appliances are included within the sale price. Some additional items of furniture are available by separate negotiation.

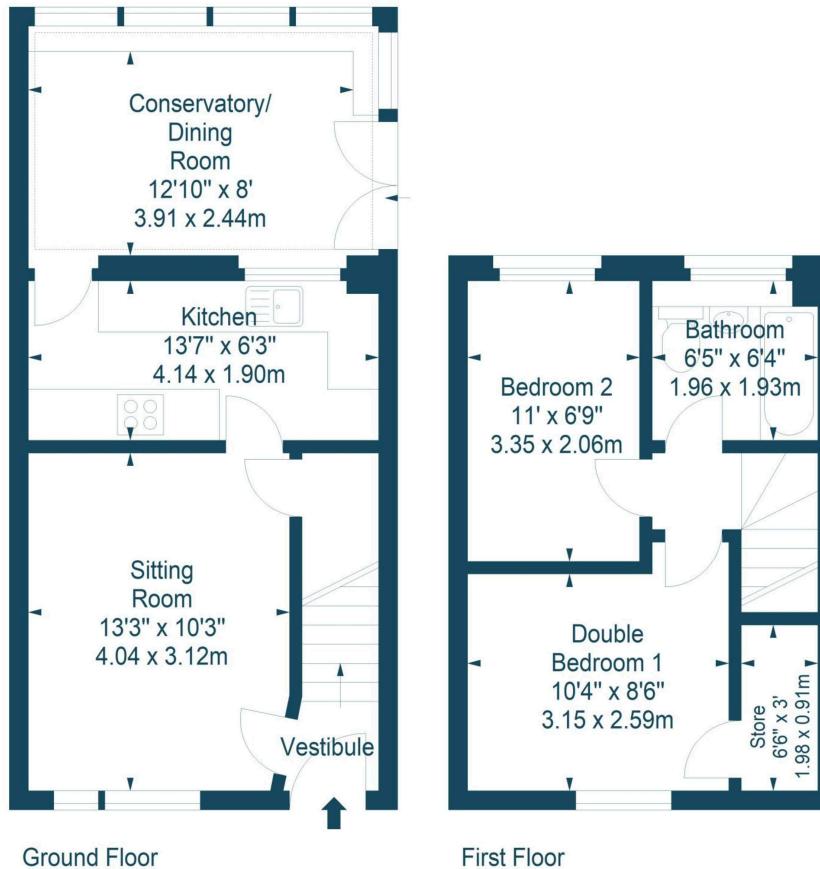


COULTERS®

Echline Drive,
South Queensferry,
Midlothian, EH30 9UY



Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.