



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21 Echline Green
South Queensferry EH30 9UU

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Nestled within a tranquil residential area in popular South Queensferry, this exceptionally bright and spacious three bedroom semi-detached villa offers an outstanding family home over two levels. Benefiting from tasteful interiors, recently upgraded kitchen and bathroom and easy to maintain outdoor space, the villa is an ideal home for professionals eager to escape the bustle of the city.

Positioned under a porch, the glazed front entrance leads into a spacious hall that immediately exudes a warm, homely ambience. On the right is a 24ft lounge and dining area, which is flooded with light from dual-aspect windows including a fabulous floor-to-ceiling picture window overlooking the front garden.

Patio doors to the rear open into the south-facing conservatory, which provides access to the enclosed garden. Adjacent to the dining area, is a wide galley-style kitchen that boasts great storage and worktop space, a range of integrated appliances and a freestanding fridge/freezer. The kitchen further benefits from two built-in cupboards and a back door to the garden.

Property Summary

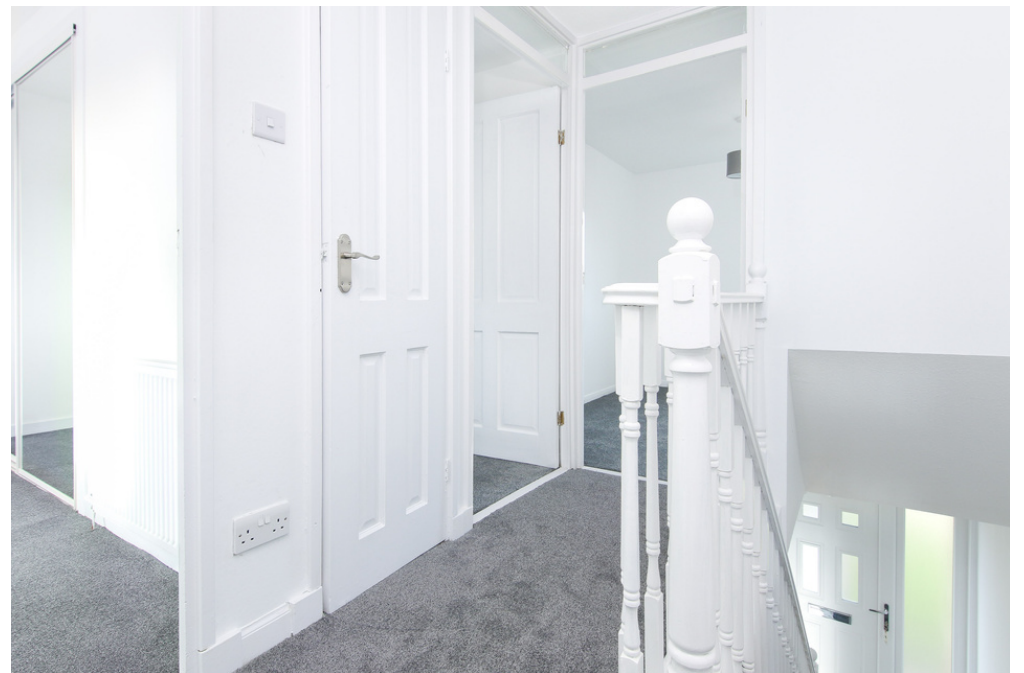
- Set in popular South Queensferry
- Semi-detached villa
- 24ft lounge & dining room
- South-facing conservatory
- Stylish kitchen
- Two double bedrooms
- Single bedroom
- Three-piece bathroom
- Enclosed south-facing garden
- Gas central heating and double glazing
- Residents parking area with private space
- EPC Rating - C | Council Tax Band - C







Presented in
move-in condition,
with new kitchen &
bathroom







Upstairs the property accommodates three delightful bedrooms, two doubles and a single, which enjoy superb natural light. Completing the accommodation is the bright and airy three-piece bathroom and features a shower-over-bath with glass screen, a pedestal basin, a towel radiator and a WC.

Externally is a lawned garden area to the front and a south-facing enclosed garden to the rear. The rear garden is laid with paving slabs and raised decked seating area.

Extras: all fitted floor coverings, freestanding fridge/freezer and integrated kitchen appliances to be included in the sale.



South Queensferry

The pretty historic coastal town of South Queensferry is situated on the south bank of the Firth of Forth. Edinburgh can be reached in as little as 10 minutes and, via the motorway network and the Forth Road Bridge, other parts of Central Scotland are easily commutable. Edinburgh Airport is also just a short drive away.

Excellent local amenities can be found on the high street, including quaint little tea shops to chic bistro/bars. A large Tesco supermarket caters for all everyday needs. Schooling is excellent with both primary and secondary levels.

Leisure facilities in the area include recreation centre with swimming pool, golf courses, a community centre, bowling green, library and the renowned Port Edgar Marina and Water Sports Centre. The local countryside has much to offer including parkland surrounding the historic stately homes of Hopetoun House and Dalmeny House plus a network of cycle and bridle paths and walkways, of which part is the John Muir Trail taking you to Crammond village.

Edinburgh can be reached by road (A90) or rail – Dalmeny train station.

Let us help you find your next
dream property!



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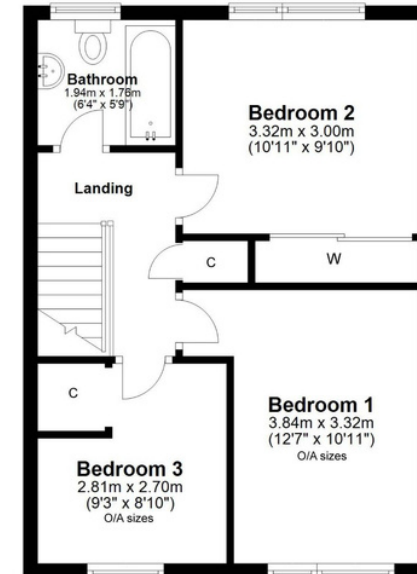
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Ground Floor
Approx. 47.7 sq. metres (513.7 sq. feet)

Total Area: approx.
88.6 sq.metres (953.7 sq. feet)
(Including conservatory)



First Floor
Approx. 40.9 sq. metres (440.0 sq. feet)

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

