



Solicitors & Estate Agents









Offers Over
£165,000

15/2 Echline Rigg

South Queensferry | EH30 9XN

An excellent opportunity has arisen to purchase this spacious and bright ground floor flat, quietly positioned within the popular and sought-after town of South Queensferry, close to a host of excellent amenities and commuting links. Ideal purchase for the first time buyer or young professionals and early viewing is highly recommended.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Residents parking
-  EPC Band - D
-  Council Tax Band - C



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned lounge/dining, stylish fitted breakfasting kitchen, principal bedroom with fitted wardrobes, second light and airy double bedroom with fitted wardrobes and modern bathroom with three-piece suite and rainfall shower over bath. Further benefits include electric central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, dishwasher and washing machine.

Gardens, Parking & Factors

There is ample residents parking to the front of the block together with well maintained communal garden grounds. A factoring fee is payable to Charles White of approximately £100 per month which includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





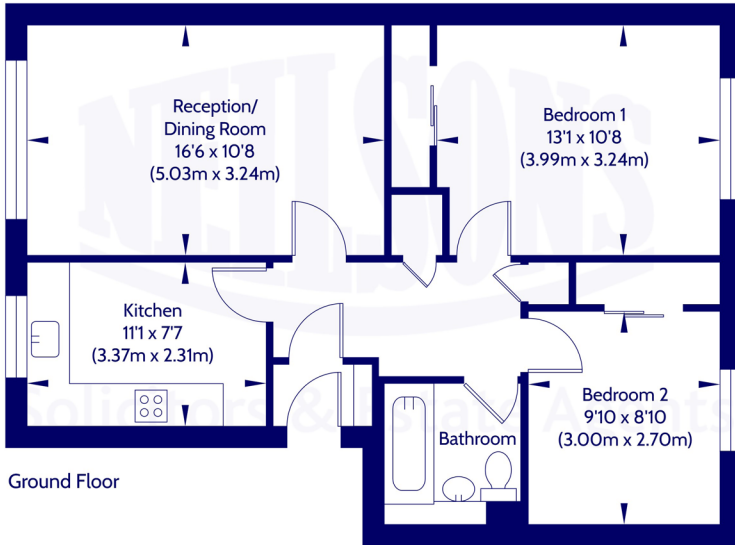
Location

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. Gross Internal Floor Area 61.58 Sq M / 663 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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