










Offers Over
£170,000

9 Echline Drive

South Queensferry | EH30 9UX

An excellent opportunity has arisen to purchase this attractive, well proportioned semi-detached villa with private garden and driveway, quietly situated within an established residential area, in the popular and sought-after town of South Queensferry.

-  2 Bedrooms
-  1 Public
-  1 Bathroom
-  Driveway
-  Private Rear Garden
-  EPC Band - D
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hall, generously proportioned and bright lounge with useful storage cupboard located off, stylish fitted breakfasting kitchen with door providing direct access to rear garden, spacious principal bedroom with fantastic built-in storage cupboard, second good sized bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the integrated oven/hob and fridge/freezer. The garden shed and summerhouse will also be included in the sale.

Gardens & Driveway

To the rear, there is a south-facing fully enclosed garden and a sizeable driveway located to the front and side providing off-street parking.

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.

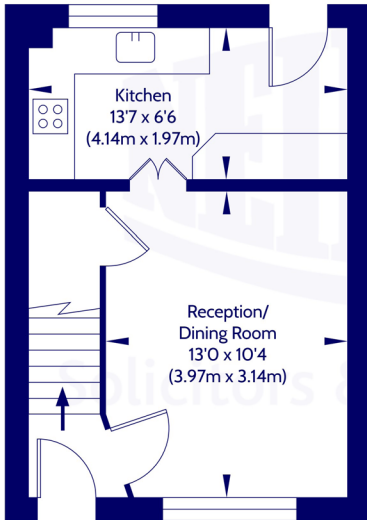
The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational 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.



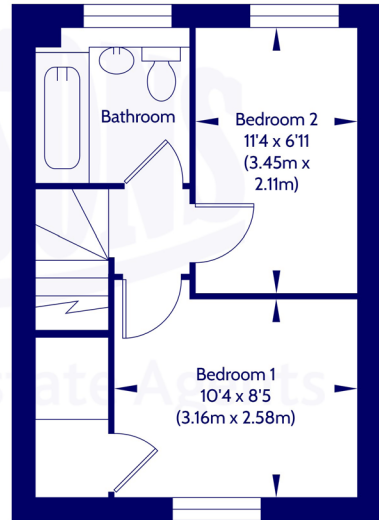


Approx. Gross Internal Floor Area 50.75 Sq M / 547 Sq Ft.

Ground Floor



First Floor



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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