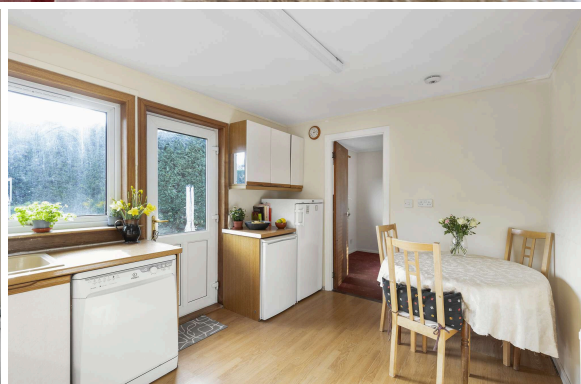




7 Echline Grove
SOUTH QUEENSFERRY | EH30 9RU


warners
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7 Echline Grove

SOUTH QUEENSFERRY | EH30 9RU

An exciting opportunity has arisen to acquire this charming three-bedroom semi-detached home boasting a well-maintained private rear garden, and situated in the popular town of South Queensferry, just a short distance from the Queensferry Crossing.

This fantastic home offers well-planned and flexible accommodation over two levels and will hold immense appeal to those looking for a family home. The well-sized living room forms the main public space in the property, and this leads through to the dining room to the rear of the property. The kitchen is of an excellent size and offers plenty of cupboard storage, and from here access is provided to the well-maintained, south-west facing, private rear garden. A WC completes the accommodation on the ground level.

Upstairs, the principal bedroom is of an excellent size and benefits from integral wardrobe storage. The second bedroom is similarly well-sized and again benefits from built-in wardrobe storage, while the third bedroom could alternatively be employed as an ideal home office, study or gym, giving the property a good degree of flexibility. A contemporary family bathroom completes the accommodation internally.

Early viewing is essential to appreciate everything that this fantastic home has to offer.

- Three-bedroom semi-detached home
- Sought-after location
- Excellent nearby amenities
- Living room
- Dining room
- Kitchen
- WC
- Family bathroom
- Gas central heating
- Double glazing
- Front and rear garden
- Driveway

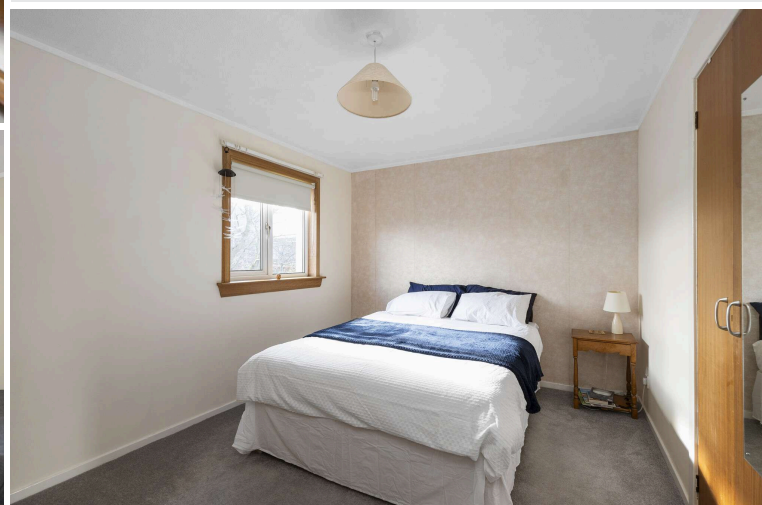
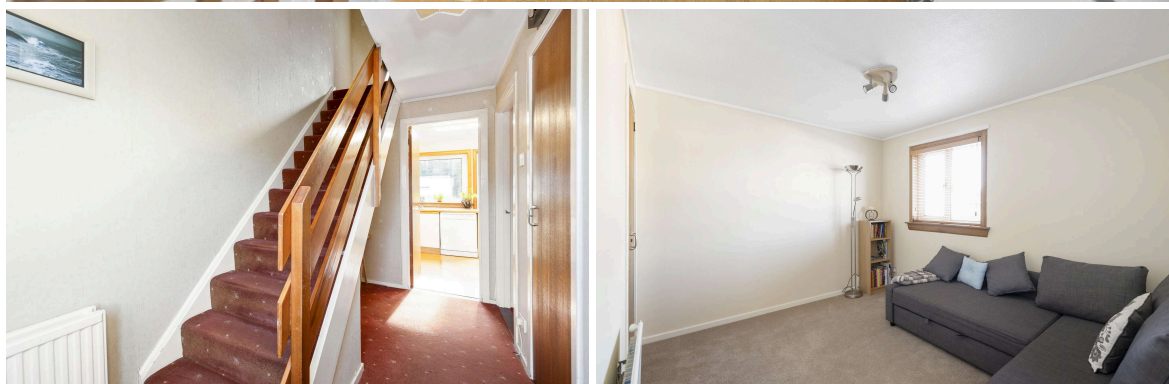
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

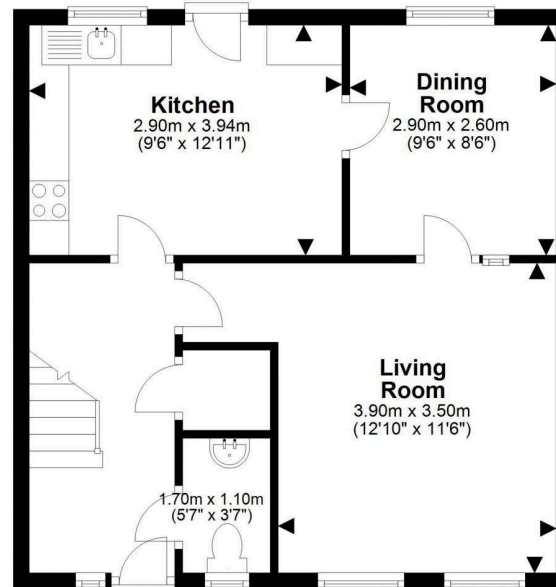


All fixtures, fittings, blinds, kitchen appliances (excluding the fridge) and three garden sheds will be included in the sale. Please note that the kitchen appliance do not come with a guarantee, and both the fridge and greenhouse will not be included in the sale.

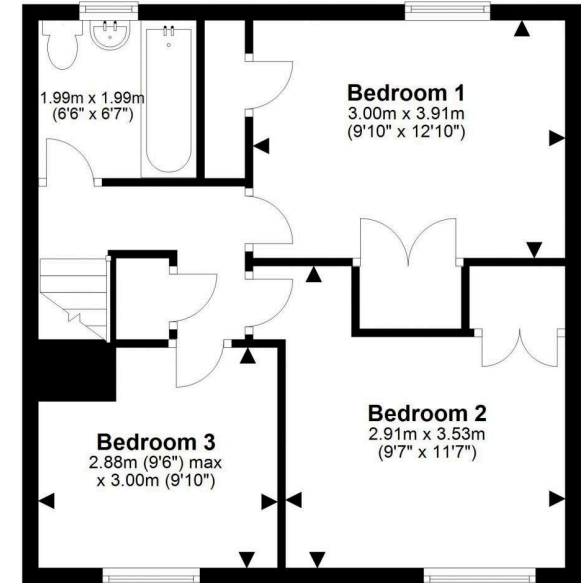
EPC Rating D. Council Tax D.

Situated in the picturesque coastal village of South Queensferry on the banks of the River Forth the property is ideally situated for the commuter being only minutes from the main Forth Road/Rail Bridges which lead to Central Scotland's main arterial routes. Edinburgh City Centre is approximately 8 miles distant and can be accessed by regular bus service or by train. Local shopping can be found in close proximity along with the local Post Office. More extensive shopping can be found either in Dunfermline or Livingston both approx. 6 miles. The Gyle Shopping Centre on the western tip of Edinburgh's boundaries is approximately 5 miles. Quality schooling establishments from nursery to secondary schools are within easy reach of the property.

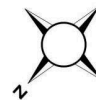




Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.