



21 Echline Terrace
South Queensferry, EH30 9XH

Deans 
Solicitors & Estate Agents LLP



EXTENDED DETACHED VILLA

- Sitting Room
- Family Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Garden Grounds
- Summer House
- Driveway & Single Garage
- EPC Rating – C



Quietly positioned within a residential estate, this lovely and well-proportioned extended detached villa is situated within the sought after town of South Queensferry. The property is within walking distance of the local primary school with a variety of amenities available within the town. Dalmeny Railway Station is a short distance away with the Queensferry Crossing being easily accessible along with a good public transport service. In move-in condition the accommodation would make an ideal family home and comprises; welcoming entrance hallway, attractive sitting room with double doors to the family room which is partially open plan to the dining room with French doors to the rear garden, well laid out modern fitted kitchen, four good sized bedrooms all benefitting from built-in furniture, fully tiled bathroom with separate shower enclosure and downstairs WC apartment. There are private garden grounds to the front with the rear garden being fully enclosed and easily maintained with feature pond and summer house. There is access to the detached single garage from the rear garden with a driveway providing off-street parking. Further benefits from gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lights shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.

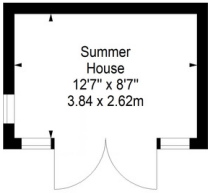




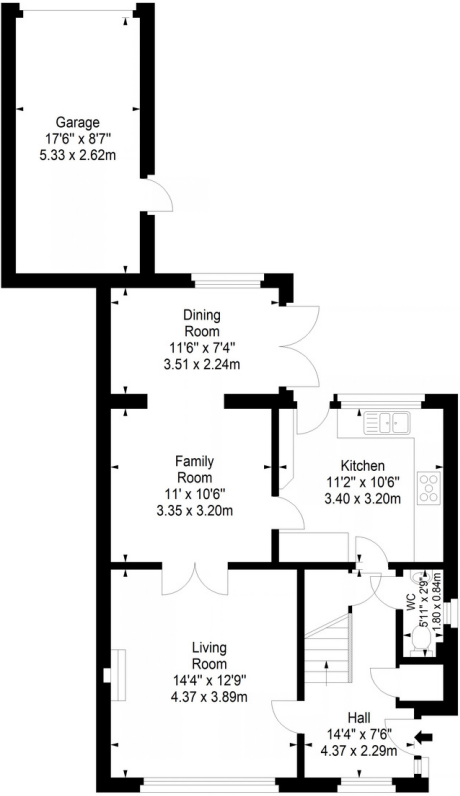
Echline Terrace,
South Queensferry,
Midlothian, EH30 9XH



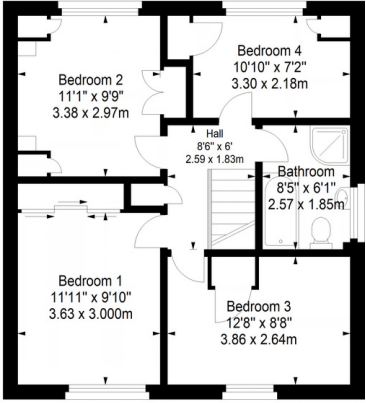
Approx. Gross Internal Area
1233 Sq Ft - 114.55 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
Summer House
Approx. Gross Internal Area
106 Sq Ft - 9.85 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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