



Solicitors & Estate Agents



Offers Over

£170,000

4/3 Echline Rigg

South Queensferry | EH30 9XN

Quietly positioned at the end of a cul-de-sac within an established development in the popular town of South Queensferry, this two bedroom first floor flat is offered in move in condition. Ideally located close to local amenities, excellent transport links and scenic coastal walks, it is likely to appeal to first time buyers, professionals or investors.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC rating – C
-  Council tax band – C



Description

The accommodation briefly comprises; a welcoming hallway with storage, a bright and airy lounge open to a stylish kitchen with a range of wall and base units with co-ordinated worktops, two double bedrooms one with a built in wardrobe, and a bathroom with a crisp white suite, heated towel rail and shower over the bath. Further features include secure entryphone system, electric heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the 'before' images which have also been uploaded for perusal.



Extras

Included in the sale will be the electric oven, fridge/freezer and washing machine.

Gardens and Parking

Well maintained communal grounds surround the development and there is ample parking for both residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

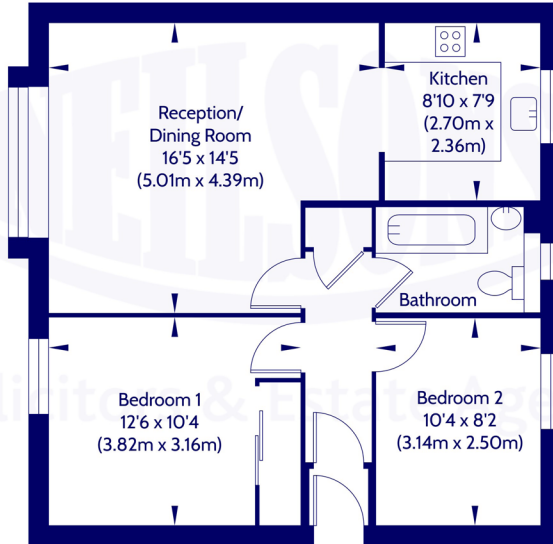
Echline Rigg is situated in the historic town of South Queensferry, famous for its superb backdrop of the Forth Bridges and with excellent amenities including a great selection of local shops and supermarkets. There is convenient access to the Forth Bridges, A90 and M90 for commuting to any part of the country and Edinburgh Airport. The area also boasts Dalmeny Train Station, taking you to the 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. One can also visit the excellent pubs, cafes, restaurants and independent retailers. 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 Dalmeny and Hopetoun House.





Approx. Gross Internal Floor Area 57 Sq M / 618 Sq Ft.

1st 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

