

15 Echline Park
South Queensferry, EH30 9XQ

Deans
Solicitors & Estate Agents LLP







SEMI-DETACHED HOUSE

- Lounge/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- Single Garage
- EPC Rating – D



Forming part of a quiet cul-de-sac setting, this lovely and well-presented semi-detached villa is situated within the picturesque town of South Queensferry. A variety of amenities can be found in the town with Echline Primary School a short walk away. There are good transport links available with Dalmeny Railway Station providing quick and easy access to the North and South. In move-in condition the property would make an ideal purchase for the professional couple/young family and comprises; entrance hall, attractive lounge/dining room, modern fitted kitchen with door to the rear, upstairs leads to two double bedrooms, single bedroom/study and bathroom with white suite and shower over. There is a private south facing enclosed rear garden with driveway and single detached garage. Further benefits include 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 and light shades. All appliances included in the sale are sold as seen with no warranty provided.









Echline Park,
South Queensferry,
Midlothian, EH30 9XQ

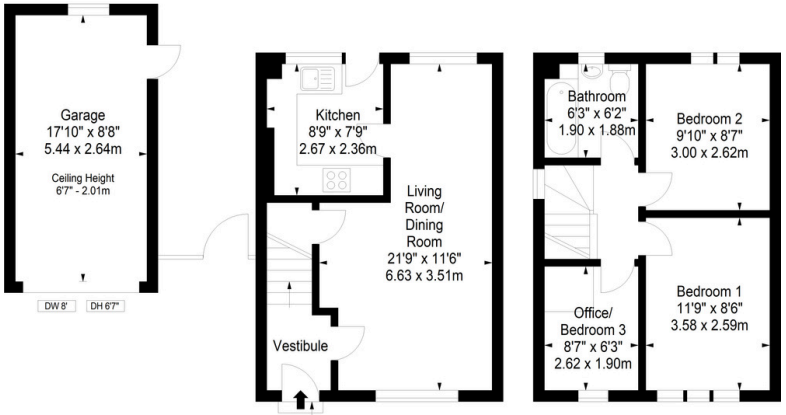
SquareFoot

Approx. Gross Internal Area
652 Sq Ft - 60.57 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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Key :

DW = Door Width

DH = Door Height



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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