

COULTERS ©

# 4/5 ECHLINE RIGG

SOUTH QUEENSFERRY, EH30 9XN

2 BED | 1 BATH | 1 PUBLIC






## TAKE A LOOK INSIDE

Situated in popular and picturesque South Queensferry, this two-bedroom top-floor flat offers comfortable, well-proportioned living with a layout that makes good use of the available space. The property enjoys an appealing outlook, with views towards the iconic Forth Rail Bridge from the sitting room, adding a lovely point of interest to the main living space.

## KEY FEATURES

- Well proportioned top floor flat.
- Two double bedrooms.
- Shared surrounding gardens.
- Residents parking.
- Easy access to major road networks.
- Within a short stroll of local primary school.
- EPC Rating - C
- Council Tax Band - C








The property is entered through a central hallway, which provides access to the principal rooms. The sitting room is open plan with the kitchen, creating a welcoming space for relaxing and entertaining, with the kitchen neatly positioned to one side.

There are two generous double bedrooms, both accessed from the hallway, offering flexibility for a range of needs, whether as sleeping accommodation, a guest room or a home office. A separate bathroom with over head shower completes the layout.









## THE LOCAL AREA

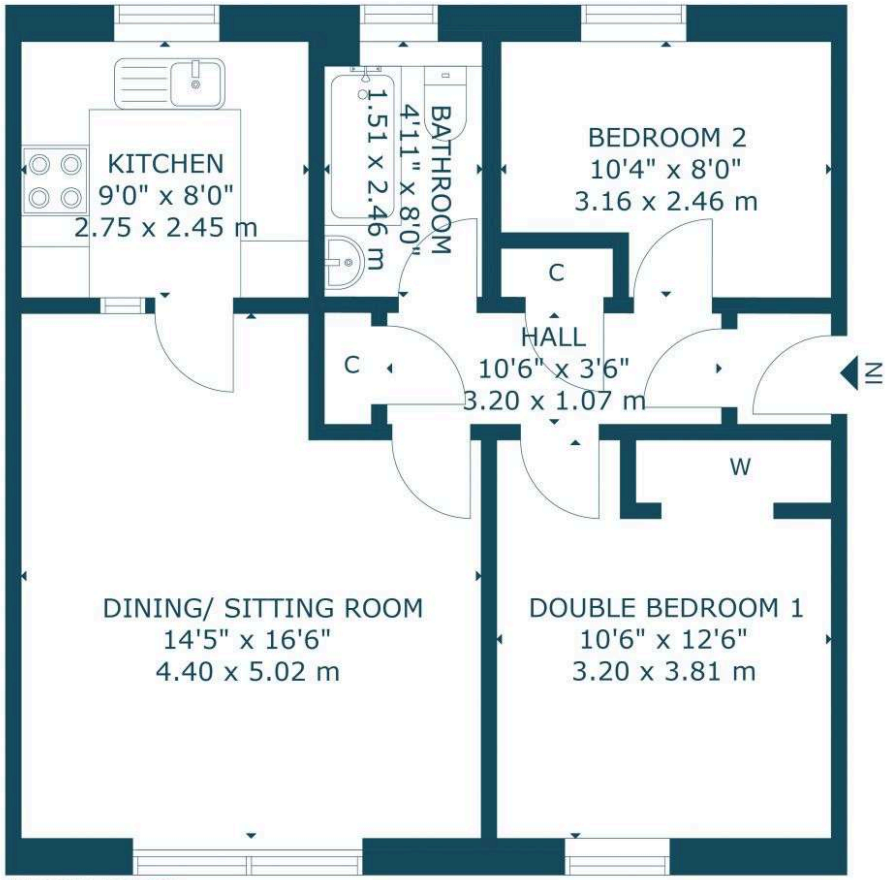
Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy access with services from Dalmeny Station taking you to the heart of Edinburgh in 20 minutes. The Conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafes, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, the Marina, or a stroll on the banks of the Forth. Neighbouring Dalmeny, Hopetoun, and Dundas Country Estates are all within walking distance or a short drive for those seeking to spend time in nature. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh Airport) is fast and convenient.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included within the sale price.

## HOME REPORT VALUATION: £175,000


COULTERS ©




SECOND FLOOR

4/5 ECHLINE RIGG, SOUTH QUEENSFERRY, EDINBURGH, EH30 9XN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

## GET IN TOUCH

www.coultersproperty.co.uk
0131 603 7333
enquiries@coultersproperty.co.uk

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.