



# South Queensferry



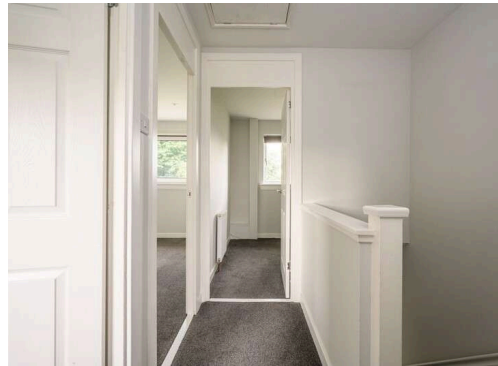
30 Echline Place - Terraced House

FIXED PRICE £225,000

- Entrance hall
- Livingroom/diningroom
- Kitchen
- Three bedrooms
- Family bathroom with shower
- Gas central heating
- Double glazing
- Private gardens front and rear
- Unrestricted on-street parking
- Excellent first-time purchase

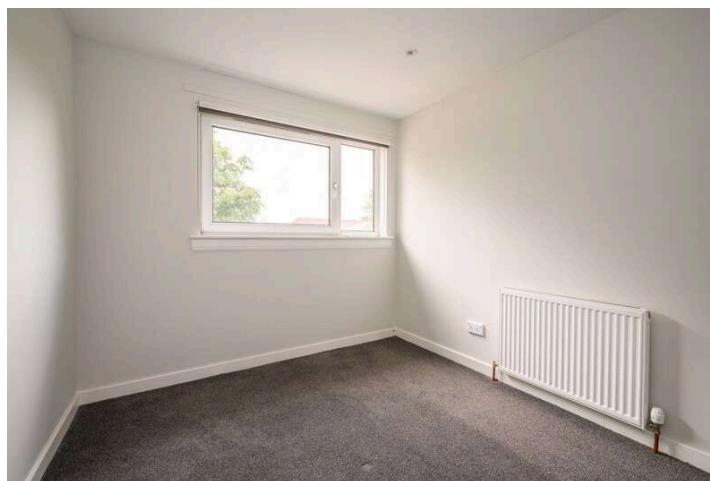


Viewing - by appointment please call Solicitors 0131 253 2379



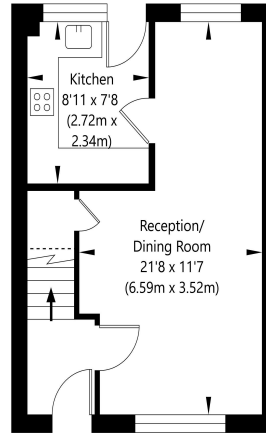




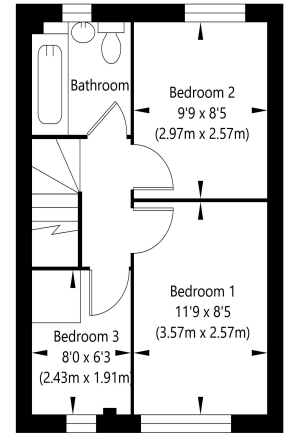




Approx. Internal Area 59.65 Sq M / 642 Sq Ft.  
Not to scale. For identification only.  
© www.planography.co.uk 2024



Ground Floor



First Floor

South Queensferry is a picturesque town which sits on the Forth shore between the three iconic bridges. Numerous shops line the cobbled main street, where there is a large choice of pubs, bistros and restaurants, whilst there is a large Tesco and several more restaurants to the south of the town. South Queensferry and Port Edgar Marina offer many watersports, and there are coastal walks and trails through the Dalmeny Estate. West Lothian has country parks at Beecraigs and Muiravonside, plus a network of cycle and bridle paths. A popular commuting town for Edinburgh and Fife, it lies close to major road links, with regular commuting train services available from Dalmeny station and frequent local bus service.

Upgraded to an excellent standard this mid terraced house opens to a hallway with stairs leading to the upper level and leads to the living room. The dual aspect livingroom/diningroom has laminate flooring, ample space for both dining and living room furniture and the kitchen off. The rear facing kitchen boasts several integrated appliances including as gas hob, oven, fridge freezer and a washing machine. The kitchen offers base and wall units with complimentary work surfaces and sink unit and gives access to the rear garden. Upstairs, via a carpeted landing is a double and single bedroom to the front and a further double bedroom to the rear. Completing the accommodation is a modern, fully tiled family bathroom which includes a WC, wash hand basin, bath with an overhead electric shower, a heated towel rail and a

mirrored cabinet. Further benefits include private, enclosed front and rear gardens, gas central heating, double glazing and unrestricted on street parking in the surrounding area.

## EXTRAS

To include the aforementioned white goods, carpets, curtains and light fittings (no warranties will be given)

## OFFERS

Fixed Price £225,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**