




McEwan Fraser Legal

Solicitors & Estate Agents

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61 Echline Drive

SOUTH QUEENSFERRY, EDINBURGH, EH30 9UX



South Queensferry

EDINBURGH, EH30 9UX

South Queensferry is located some ten miles to the north-west of Edinburgh city centre and approximately eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges. There is a large selection of pubs, bars and restaurants within South Queensferry.

There is also a good selection of unique shops, banks and for those who enjoy water sports, Port Edgar Sailing School offers great facilities. There are three local primary schools and a secondary school, making for an ideal family setting. There are two stately homes within South Queensferry. Dalmeny House lies two miles to the east and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here including wedding venues and equestrian trails.

For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges, connecting with the M9 north and the M8 towards the west, also connecting with Edinburgh City Bypass. Dalmeny Train Station is practically on the doorstep, with the new path opened up through the development. This allows for easy access for commuters to and from Edinburgh, Fife and beyond.

61 Echline Drive

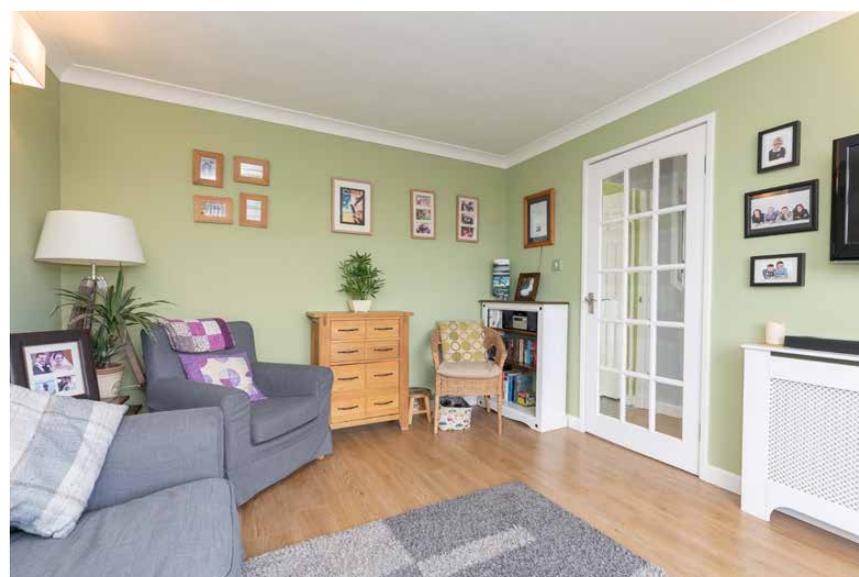
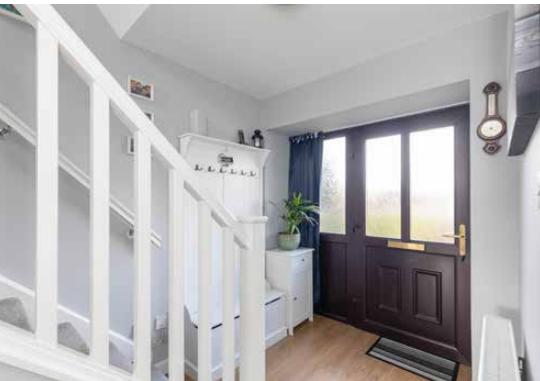
SOUTH QUEENSFERRY,
EDINBURGH, EH30 9UX

Viewing is essential to fully appreciate the high-quality finish of this property. 61 Echline Drive is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious lounge has a front-facing window flooding the room with natural light. The kitchen/dining area which is the hub of the home and a great family area for entertaining. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and there is a separate walk-in storage cupboard. The dining area offers space for a table and eight chairs.

To the upper level, there are three good sized double bedrooms two of which offer double wardrobes; the quality sized family bathroom with shower over completes the internal accommodation on offer.

Ample off-street parking is provided by a long driveway leading to the garage. There are lovely landscaped gardens to front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.





Specifications & Details

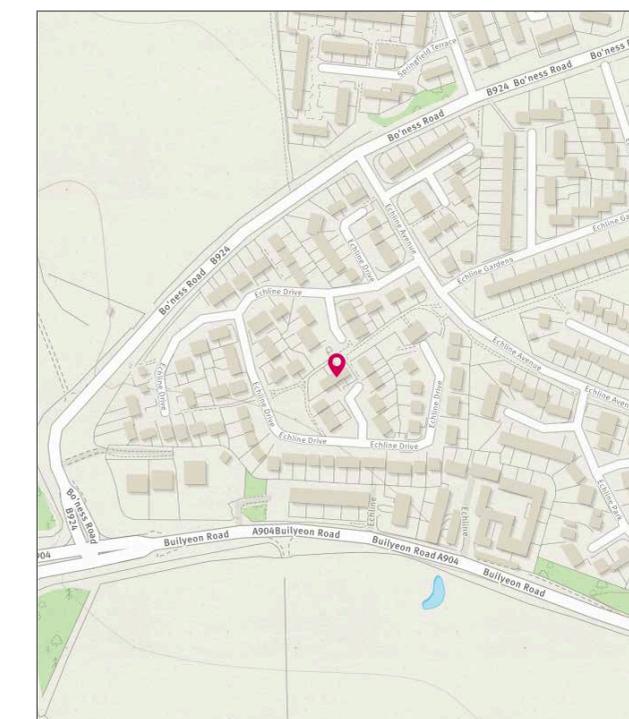
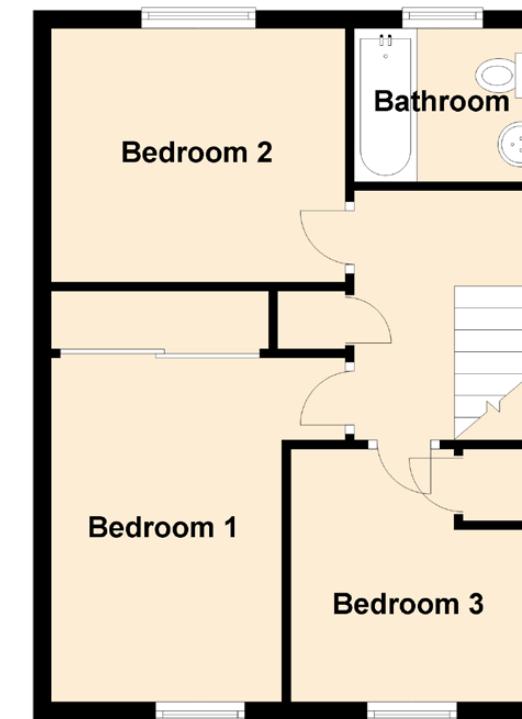
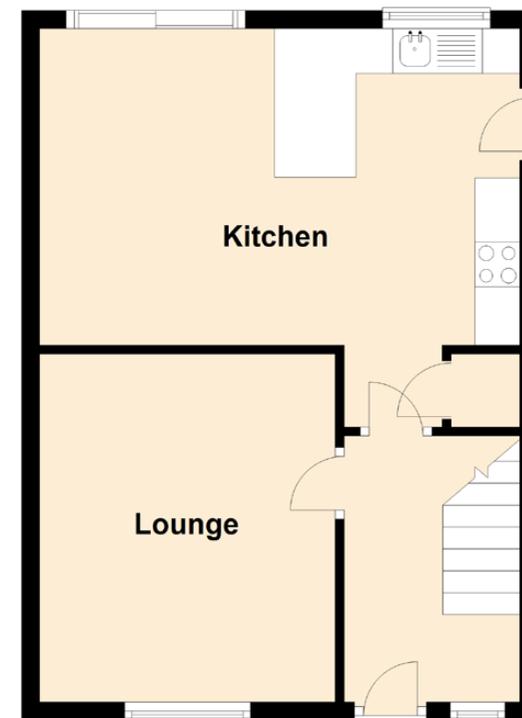
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	3.88m (12'9") x 3.30m (10'10")
Kitchen	5.36m (17'7") x 4.44m (14'7")
Bedroom 2	3.28m (10'9") x 2.83m (9'3")
Bathroom	1.94m (6'4") x 1.71m (5'7")
Bedroom 1	3.84m (12'7") x 3.28m (10'9")
Bedroom 3	2.82m (9'3") x 2.72m (8'11")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.






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**Part
 Exchange
 Available**

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Text and description
JAY STEIN
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer