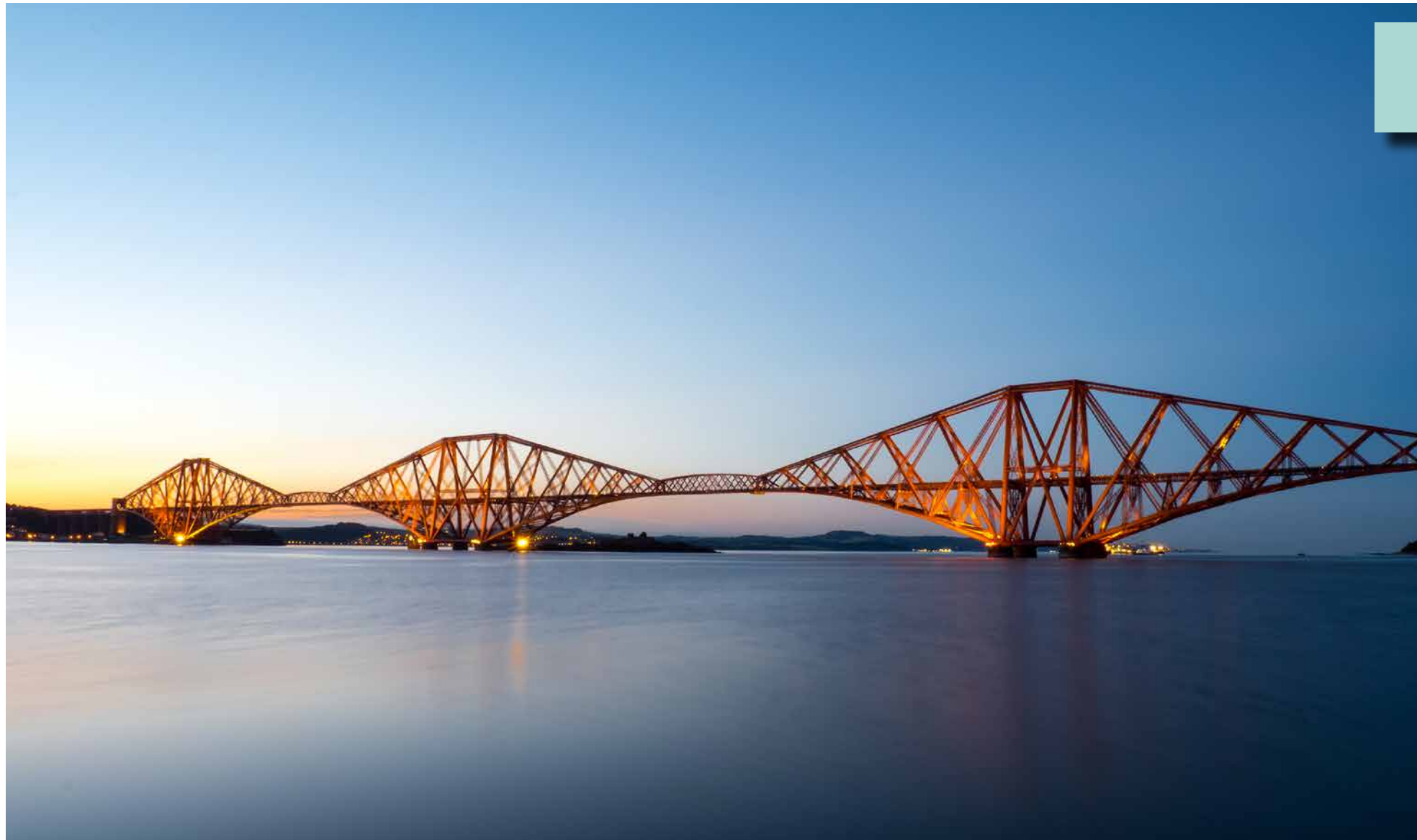





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

38 Echline Drive
SOUTH QUEENSFERRY, EDINBURGH, EH30 9UY



SOUTH QUEENSFERRY

EDINBURGH

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 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 architect's 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.

38 ECHLINE DRIVE

SOUTH QUEENSFERRY

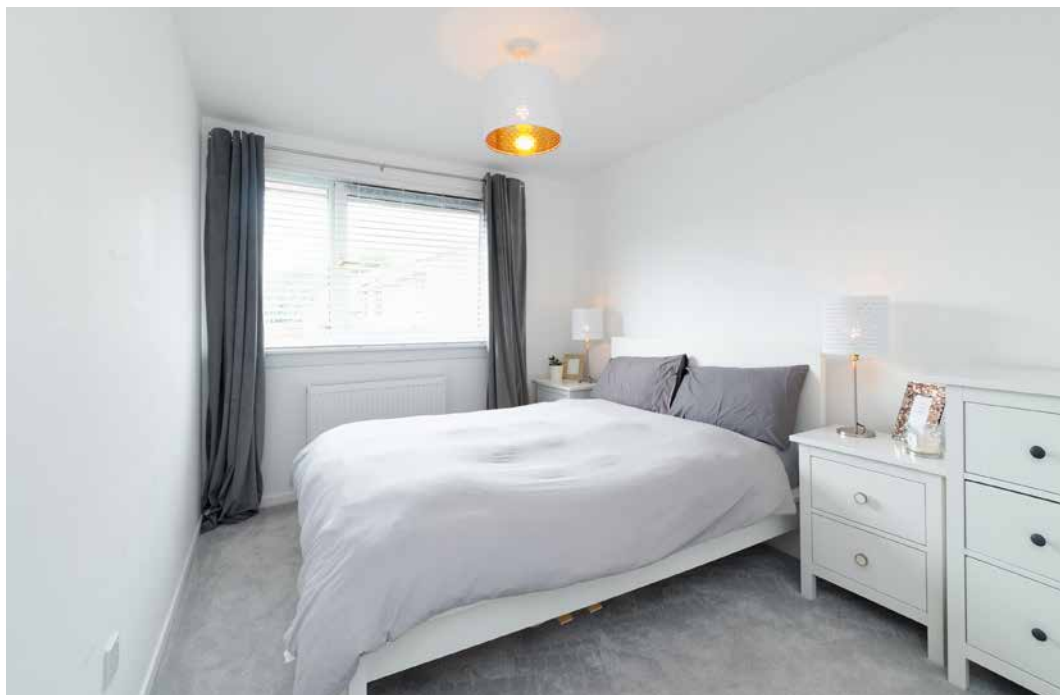
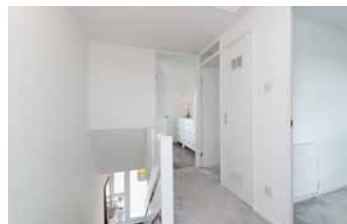
McEwan Fraser is delighted to present this stylish and spacious three bedroom semi-detached house which is presented to the market in true walk-in condition. Echline Drive is a quiet family-friendly area and the property would make a fantastic starter home.

The internal accommodation is focused towards a fantastic through lounge which is flooded with natural light and offers plenty of floor space for a range of different furniture configurations. The kitchen sits adjacent to the lounge and has been refitted to an exacting standard. There is a good range of base and wall mounted units which offer a good amount of prep and storage space. The oven and induction hob are integrated as are the fridge freezer and washing machine. There are also two deep integrated storage cupboards. To the upper level, there are two generous double bedrooms, a third large single bedroom and a contemporary family bathroom. The bathroom is fully tiled and includes a three-piece white suite with shower over bath. For extra warmth and comfort, there is gas central heating and double glazing throughout.

Externally, the property boasts a low maintenance front gardens which is largely paved and a generous tiered rear garden. A door from the kitchen leads to a large patio and steps down take you a lawn beyond that.

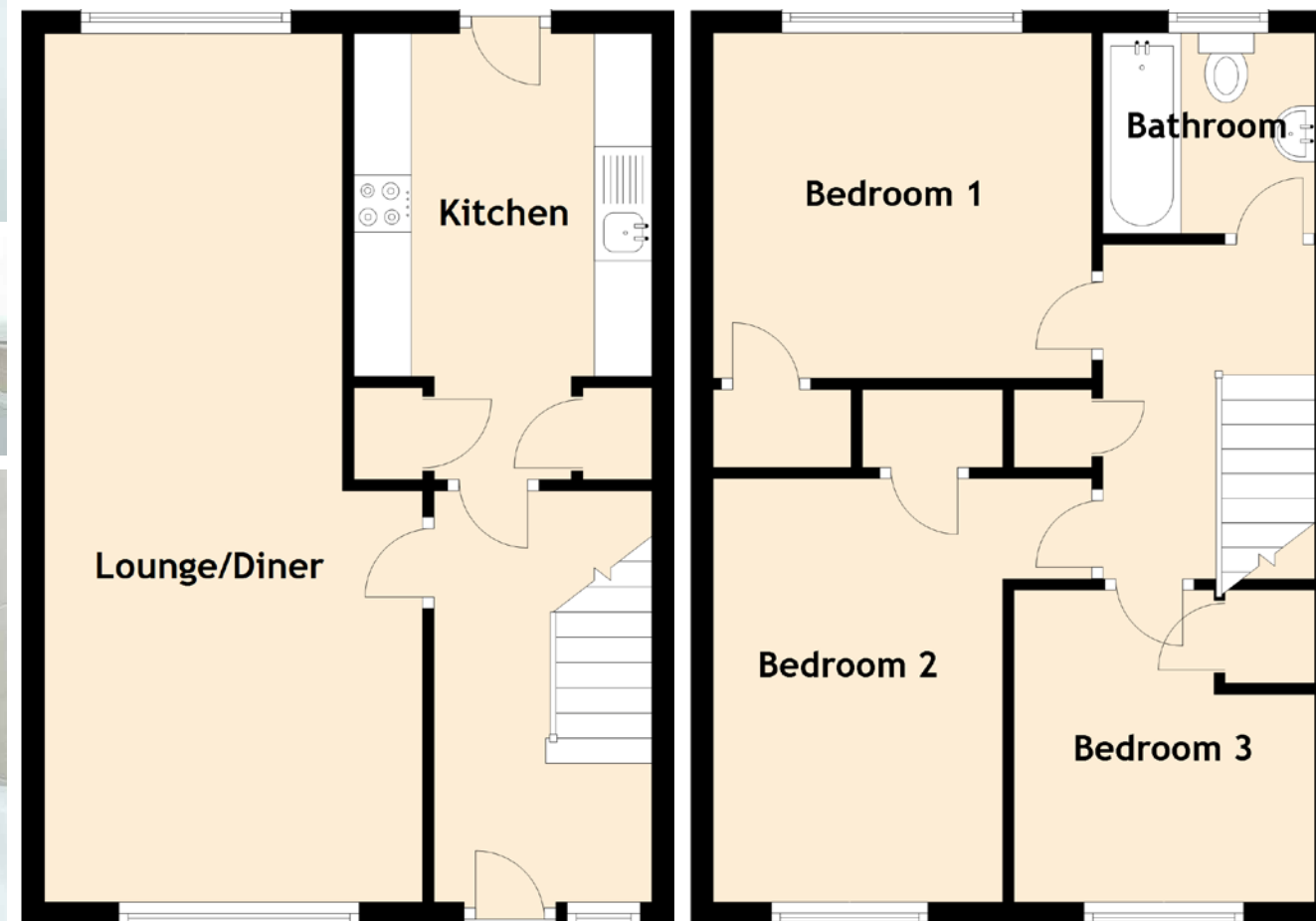
Internal viewing is highly recommended to appreciate the quality on offer with this lovely home.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge/Diner	7.60m (24'11") x 3.30m (10'10")
Kitchen	3.90m (12'10") x 2.60m (8'6")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 82m²
EPC Rating: D

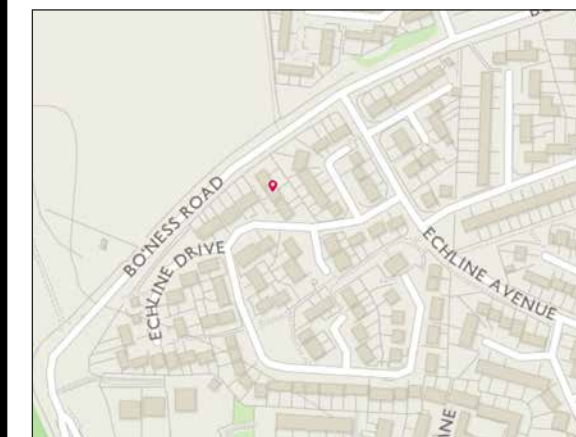


Image credit: <https://www.edinaxsurvey.co.uk/emap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

