



# Echline Farmhouse

BUILYEON ROAD, SOUTH QUEENSFERRY, EH30 9SW

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





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.



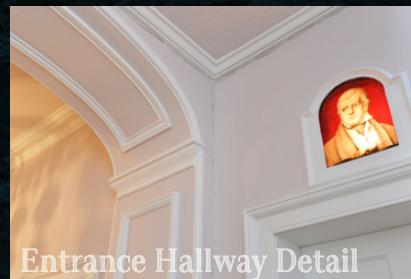
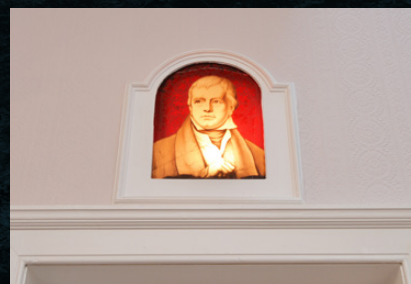


# Echline Farmhouse

Echline Farmhouse occupies a magnificent location with open views over the surrounding countryside. The house is offered to the market in true walk in condition, superbly and sympathetically renovated by the current owners. Fully functional sash and case windows have been installed.

The kitchen is the hub of the home with ample base and wall mounted units with a striking work surface and a spacious dining area with access to the utility room and rear gardens. The house has been finished magnificently, right down to the finest detail. There is a traditional country atmosphere throughout the property. The drawing room has a magnificent window and a feature fireplace. There is also a feature fireplace in one further reception room and one of the upstairs bedrooms. Also on this level you will find a large separate dining room and bedroom seven. The original staircase also remains. Upon the upper level, you will discover five double bedrooms, two with en-suites and one single room. The master bedroom has delightful views over the garden grounds and ample space for free standing furniture. The four-piece family bathroom completes the accommodation internally.

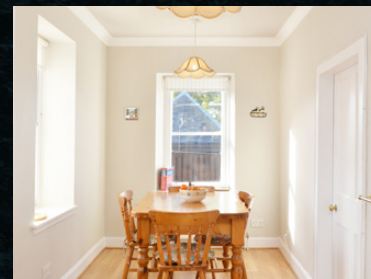
Echline Farmhouse sits within mature garden grounds that sweep around the property and delightful view of the new Queensferry crossing. The house sits in the middle of the plot, which includes areas of lawn and herbaceous borders. In addition to the formal garden, there is potential to develop a lovely courtyard area and there is a patio for barbecues and outdoor dining. A large double garage with electric door completes the garden grounds.



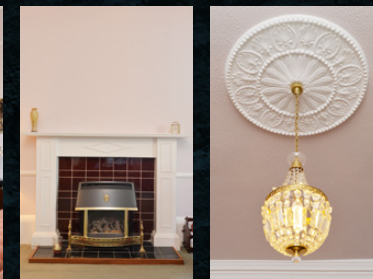
Entrance Hallway Detail



Kitchen



Living Room







Sitting Room



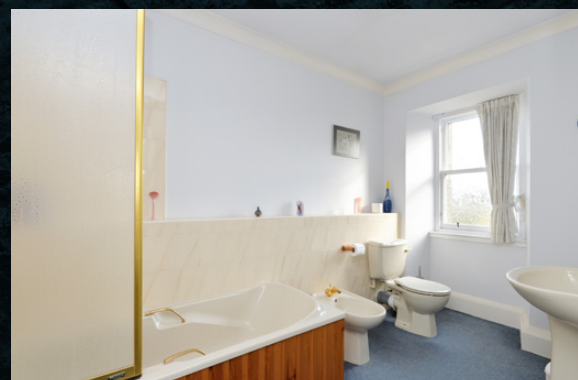
Views



Master Bedroom & En-Suite







## Bedrooms En-Suite







# Specifications

## FLOOR PLAN & LOCATION

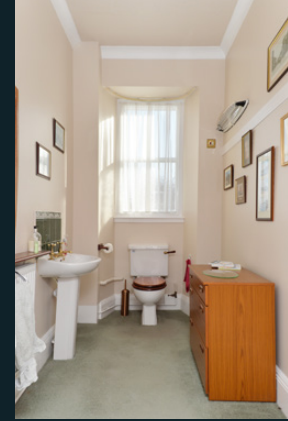


Approximate Dimensions  
(Taken from the widest point)

Sitting Room	4.38m (14'4") x 3.17m (10'5")
Living Room	7.08m (23'3") x 5.16m (16'11")
Dining Room	4.63m (15'2") x 4.32m (14'2")
Kitchen	3.90m (12'10") x 3.47m (11'5")
Dining Area	2.53m (8'4") x 2.40m (7'10")
Utility	2.84m (9'4") x 1.08m (3'7")
Bedroom 1	5.06m (16'7") x 4.16m (13'8")
Bedroom 2	5.20m (17'1") x 4.21m (13'10")
Bedroom 3	4.71m (15'5") x 3.31m (10'10")
En-suite 1	3.22m (10'7") x 1.90m (6'3")
Bedroom 4	5.06m (16'7") x 3.80m (12'6")
En-suite 4	3.57m (11'8") x 2.55m (8'5")
Bedroom 5	3.72m (12'2") x 3.11m (10'3")
Bedroom 6	2.78m (9'1") x 2.42m (7'11")
Bedroom 7	4.48m (14'8") x 4.10m (13'5")
Bathroom	5.22m (17'2") x 1.92m (6'4")
Bathroom	2.80m (9'2") x 2.31m (7'7")
WC	1.74m (5'9") x 1.32m (4'4")
Garage	6.48m (21'3") x 5.95m (19'6")

Gross internal floor area (m2) : 362m<sup>2</sup>

EPC Rating : E







  
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