



  
**McEwan Fraser Legal**  
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**26 Echline Park**  
SOUTH QUEENSFERRY, EH30 9XQ



# SOUTH QUEENSFERRY

EH30 9XQ

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.





# 26 ECHLINE PARK

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Internally the accommodation is in excellent decorative order and includes many lovely features. Entrance to the property is through a solid door which leads to the bright reception hall. The spacious lounge is beautifully decorated and is located to the front of the property. The second reception room that could also be used as another bedroom is located to the opposite side. The kitchen/dining/ family room is the hub of the home and is the perfect place for entertaining. The kitchen has a wealth of floor and wall units. The dining area is spacious and has space for a table and eight chairs for more formal dining. The family three-piece bathroom is also located on the ground floor.

The first floor is reached by a solid wooden staircase which provides access to three further double bedrooms, one of which has a fitted wardrobe. The fabulous master bedroom has stunning views of the bridges. The first floor also includes loft access, this completes the accommodation xon offer.

The property also benefits from full double glazing and gas central heating. There are private garden grounds to the front, side and rear including a large driveway with access to the garage. The attractive secluded garden has ample space for outdoor family living.







# DETAILS & SPECS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.81m (15'9") x 3.70m (12'2")
Kitchen/Diner	8.50m (27'11") x 6.12m (20'1")
Utility	2.26m (7'5") x 1.59m (5'3")
Bedroom 1	3.97m (13') x 2.92m (9'7")
Bedroom 2	3.74m (12'3") x 3.52m (11'7")
Bedroom 3	3.01m (9'11") x 2.80m (9'2")
Bedroom 4	2.83m (9'3") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 2.00m (6'7")
Shower Room	2.37m (7'9") x 1.39m (4'7")

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>

EPC Rating: C

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

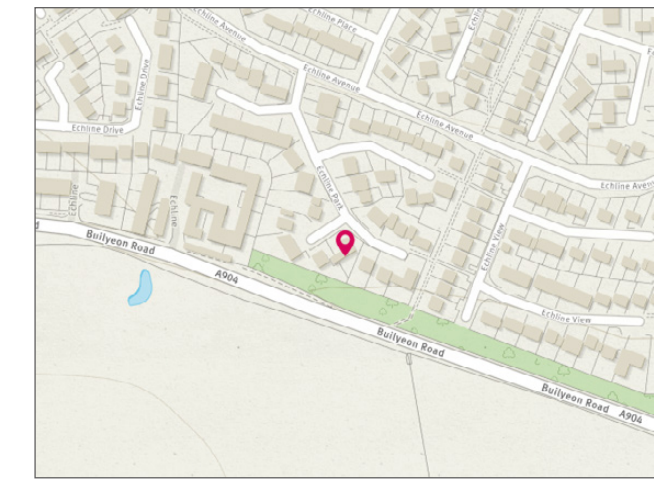
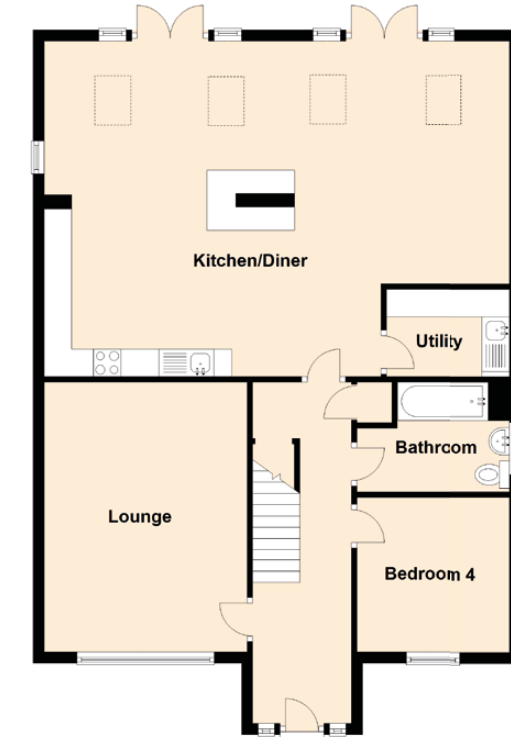


Image credit: <https://www.outdoorlive.co.uk/maps/>



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