

10 Echline Drive

SOUTH QUEENSFERRY, EDINBURGH, EH30 9UY



WONDERFUL TWO-BEDROOM SEMI-DETACHED HOME LOCATED IN A POPULAR LOCATION



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom, semi-detached home in South Queensferry, which is in excellent condition throughout.

Accessed via the main front door, a welcoming inner hallway leads upstairs, where you'll find a bright, airy lounge at the front, bathed in natural light from a large window.





To the rear, the modern kitchen-dining area boasts ample wall and base units and opens onto fully enclosed rear gardens, providing a secure family space for children and pets.





Upstairs, you'll find two generous double bedrooms, one to the front and one to the rear, each offering ample space for free-standing furniture.





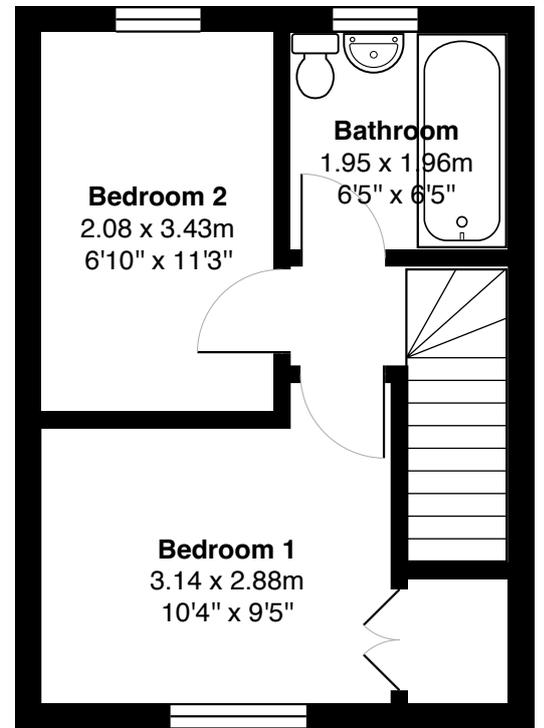
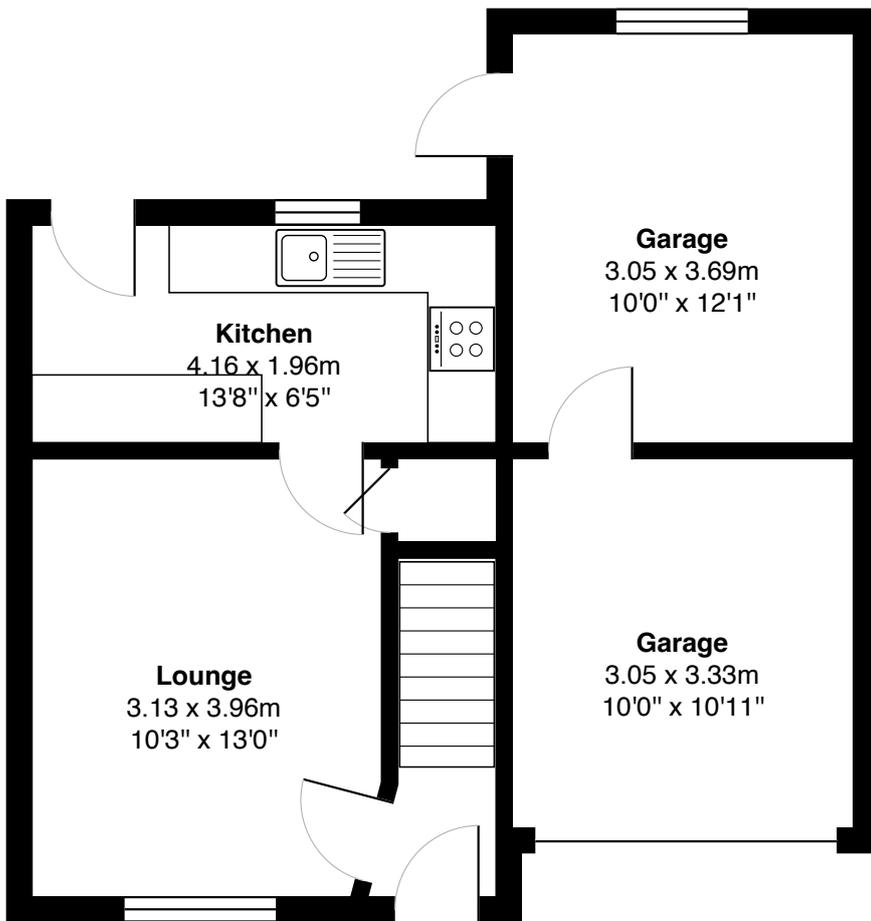
Bedroom 2





The upper level also features a spacious family bathroom with a shower over the bath. Ample storage can be found throughout the property.





Gross internal floor area (m²): 51m²

EPC Rating: C

Floor Plan



The front gardens include a driveway leading to a single garage. With excellent commuter links and a prime location, this is a must-see property. All kitchen appliances, window blinds and apex metal shed are included in the sale.





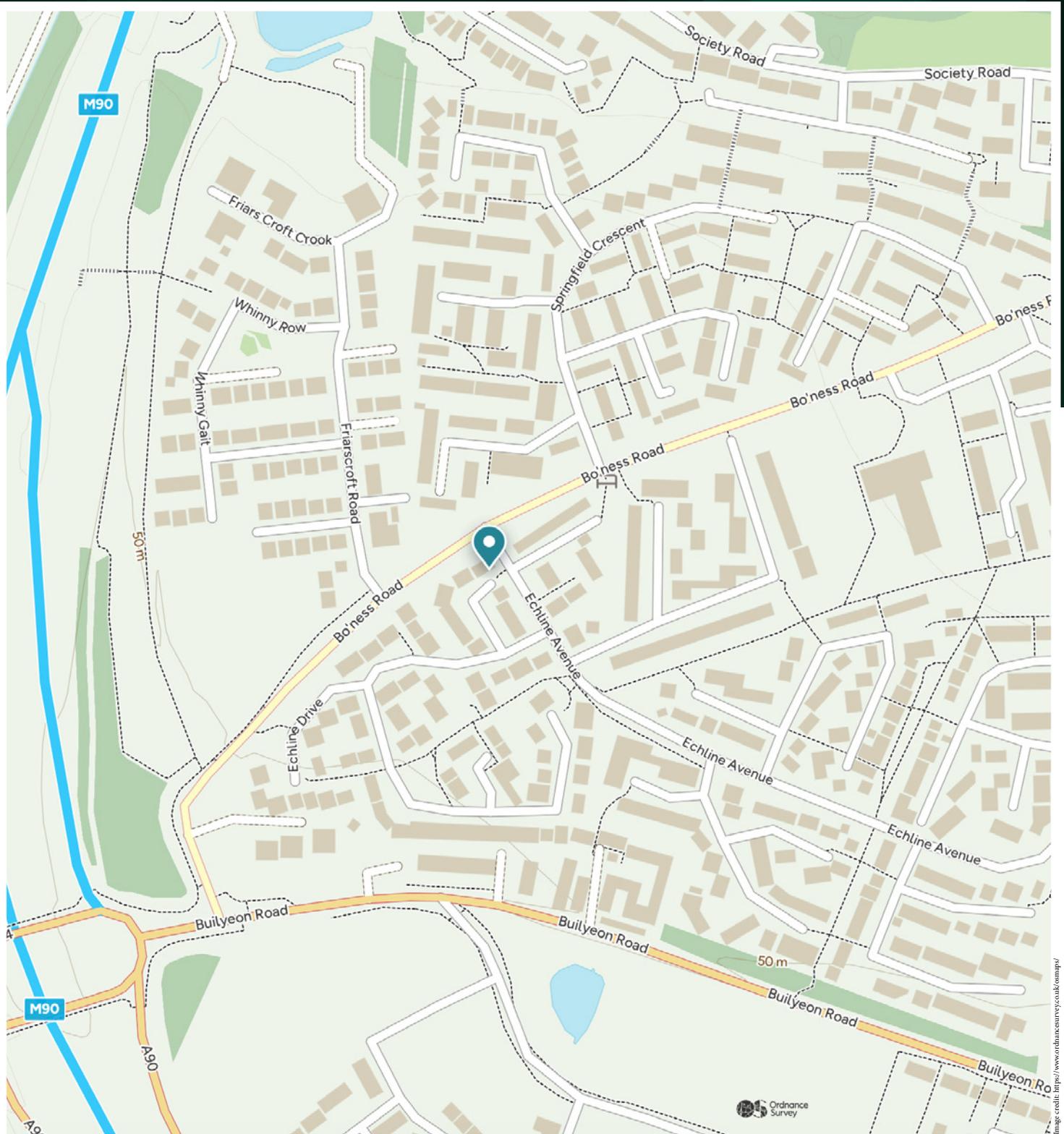




South Queensferry is located some ten miles to the north west of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road Bridges. There is a large selection of pubs, bars and restaurants within South Queensferry.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

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.



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