

17 Echline Drive

SOUTH QUEENSFERRY, EDINBURGH, EH30 9UX



*Three bedroom house needing modernisation
in a quiet residential location*



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Viewing is essential to fully appreciate this three-bedroom house in need of modernisation. 17 Echline drive is a spacious three bedroom family villa situated within a quiet/popular residential setting. The entrance leads into a hall which has doors leading to the lounge and kitchen and stairs leading to the upper level.

THE LOUNGE



The spacious open plan lounge/dining room has views over the rear gardens and Patio doors to the rear providing access to the back garden. The kitchen is a good size and features a range of floor and wall-mounted units.

THE KITCHEN



THE DINING ROOM





To the upper level, there are three good-sized double bedrooms, two of which offer built-in wardrobes, the family bathroom with shower overhead completes the internal accommodation on offer. The property benefits from gas central heating and full double glazing throughout.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

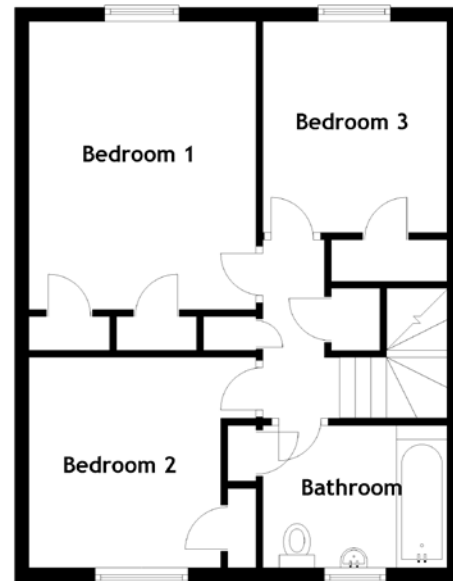
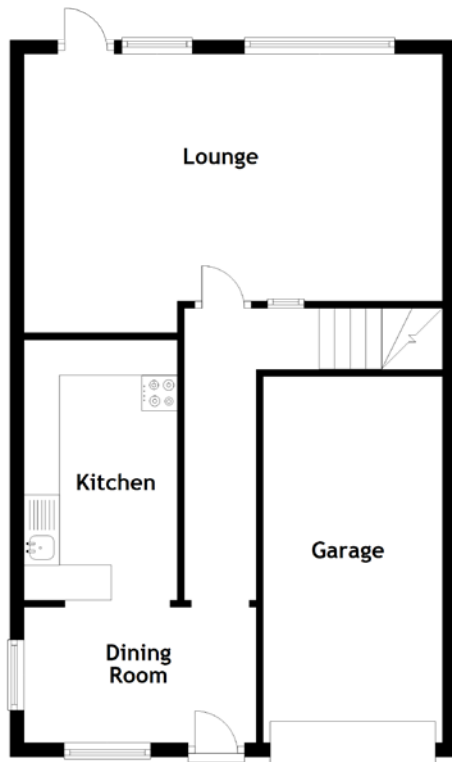


There is a single car driveway, plus a path leading to the single garage. There is a landscaped garden to the rear of the property which is low maintenance and is fully enclosed to the rear ensuring a child and animal friendly environment.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

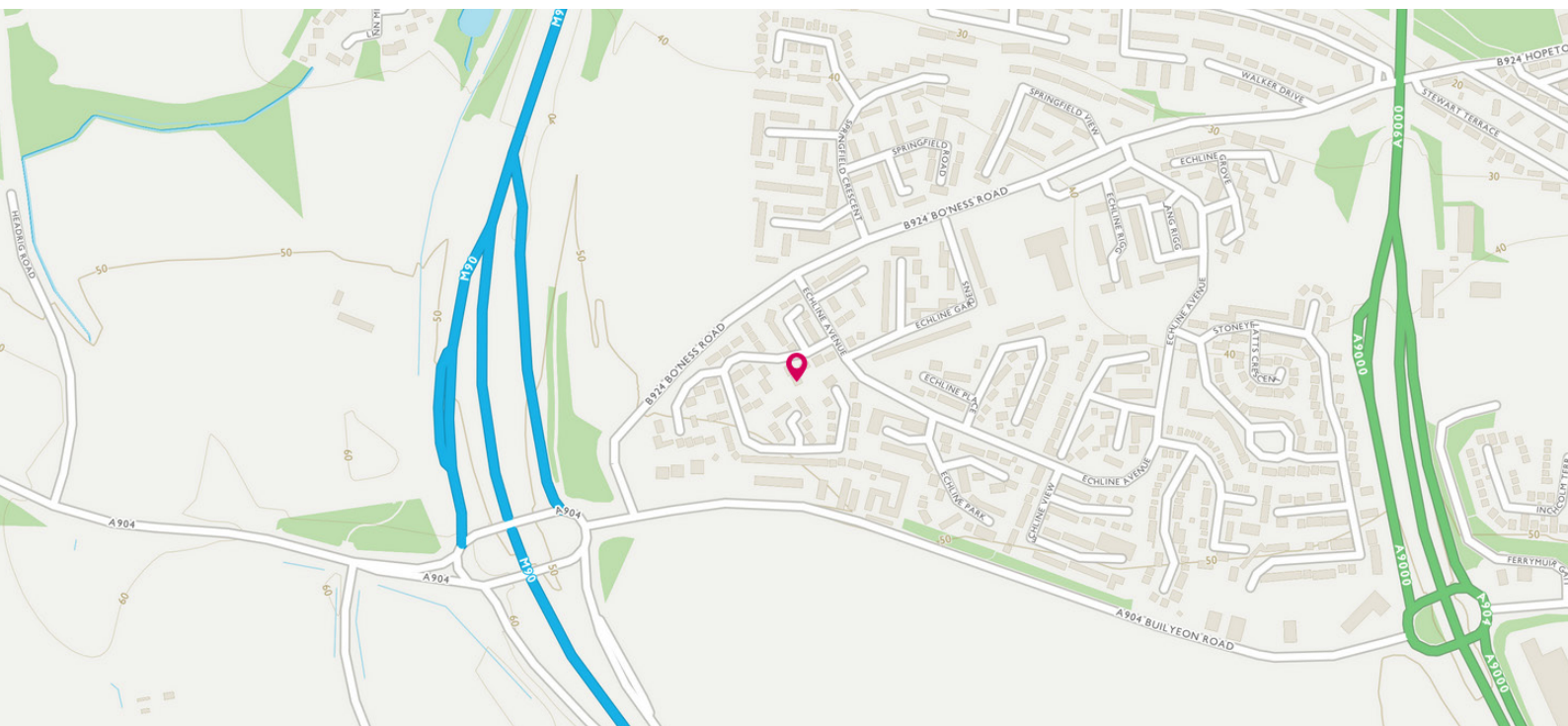


Approximate Dimensions
(Taken from the widest point)

Lounge	5.93m (19'5") x 3.95m (13')
Kitchen	3.69m (12'1") x 2.17m (7'1")
Dining Room	3.29m (10'10") x 1.92m (6'4")
Bedroom 1	4.08m (13'5") x 3.26m (10'8")

Bedroom 2	3.22m (10'7") x 2.98m (9'9")
Bedroom 3	2.99m (9'10") x 2.61m (8'7")
Bathroom	2.61m (8'7") x 1.95m (6'5")
Garage	5.19m (17') x 2.30m (7'7")

Gross internal floor area (m²): 91m²
EPC Rating: C



THE LOCATION

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.




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