



**SOUTH QUEENSFERRY
4 ECHLINE PLACE**



ESTATE AGENTS

**SEMI DETACHED HOUSE
FIXED PRICE £165,000**

A super semi detached house with linked single garage situated within a mature residential estate. South Queensferry is a popular town to the North West of Edinburgh's City Centre and is dominated by the Forth Bridges. The town has a good range of local amenities including a selection of local shops on the High Street and the Tesco Store at Ferry Muir which is only a short drive away. There is also a good range of restaurants and riverside bars. Leisure facilities in the area include Port Edgar Water Sports Centre and Dundas Park Golf course, both are only a short drive away. South Queensferry also has both primary and secondary schooling. Dalmeny Train Station gives easy access to Waverley Station in Edinburgh's City Centre as well as South Gyle. The motorway network on the outskirts of South Queensferry gives commuters easy access to Fife, Edinburgh, Edinburgh Airport, the central region and beyond.

The accommodation in brief comprises: entrance hall with staircase to the upper level, generous through dining lounge, fitted kitchen with appliances, 3 bedrooms, shower room and loft with potential for conversion subject to the usual planning consents.

The property has the benefit of a monoblocked driveway with parking for two cars, single garage and sunny private rear garden with patio area. There is also gas central heating and double glazing.

FIXED PRICE £165,000

The property is entered via a double glazed door with decorative glass inserts.

ENTRANCE HALL

The entrance hall has a carpeted staircase to the upper level which is naturally lit from a side facing window. A door gives access to the dining lounge.



DINING LOUNGE Approx. 21'6" x 11'5"

A generous and bright room with windows to the front and the rear. Laminate flooring and an under-stair storage cupboard which also houses the central heating boiler.

KITCHEN Approx. 8'6" x 7'10"

The kitchen has a rear facing window and part glazed door to the garden. Fitted with a selection of modern wall units with under pelmet lighting and base units with complementary work surfaces incorporating a stainless steel sink and drainer. The appliances include a stainless steel gas hob with overhead extractor, electric oven, integrated fridge and dishwasher.

UPPER LANDING

The upper landing gives access to the bedrooms and the bathroom. A ceiling hatch gives access to the loft space.

BEDROOM ONE Approx. 11'7" x 8'3"

A bright front facing room with laminate flooring.

DOUBLE BEDROOM TWO Approx. 9'9" x 8'3"

This room is rear facing and again has laminate flooring.

SINGLE BEDROOM THREE/STUDY Approx. 8' x 6'4"

This room is front facing and would be an ideal nursery or study.

SHOWERROOM Approx. 6'3" x 6'2"

This room is to the rear and the fittings comprise a shower cubicle housing an electric Mira shower, WC and wash hand basin. There is tiling to the splashback areas and laminate flooring.

LOFT

The loft is accessed from the upper hall via a ceiling hatch with Ramsay Ladder. This area offers potential to extend subject to the usual planning consents.

GARDENS

The garden area to the front of the property has been monoblocked providing parking for two cars and has a border surround housing mature trees and shrubs. There is a gated monoblocked pathway at the side of the property giving access to the rear garden which is fully enclosed and in the main laid to lawn. There is also an external water supply and lighting.

GARAGE

Single garage with up and over door power and plumbing for an automatic washing machine

VIEWING

Sunday 2-4pm or buy appointment please call Beveridge & Kellas on 0131 554 6321 or seller direct on 07531 906 498.

POST CODE

EH30 9UZ

SURVEYORS

Please contact solicitors.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

OFFERS

A Fixed Price of £165,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions. We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase. None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.