



## 32 Echline Place

South Queensferry, Edinburgh, EH30 9XA

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This three-bedroom mid-terrace house is a stylish residence which is brought to market in walk-in condition, enjoying a blank canvas of décor and high-quality fixtures and fittings. It boasts a spacious reception area, as well as a new kitchen (installed approximately two years ago) and a brand-new bathroom. It also features a southeast-facing rear garden. In addition, the property has a sought-after location in South Queensferry, set on a peaceful cul-de-sac which is surrounded by greenery near a local park.

Inside the home, you are welcomed by an entrance hall that leads right into an open-plan living and dining room. Stretching the entire depth of the property, this reception area offers lots of space for lounge furniture and a table and chairs. It also benefits from dual-aspect windows to the northwest and southeast, ensuring a wonderfully bright environment. Adding to its appeal, the neutral backdrop and flooring create a minimalist-inspired aesthetic that is perfect for new buyers. A built-in cupboard completes the space. Next door, the kitchen has a fashionable design, pairing sleek handle-less cabinets in white with wood-toned worktops. It is an effective look that offers practicality and an abundance of style. It also offers access to the rear garden; plus, it comes with an integrated ceramic hob and oven.

## Features

- Mid-terrace house in walk-in condition
- Located in sought-after South Queensferry
- Peaceful cul-de-sac setting
- Quality neutral interiors throughout
- Welcoming entrance hall
- Open-plan, dual-aspect living and dining room
- Fashionable new kitchen with garden access
- Three bedrooms (one with built-in storage)
- Brand-new bathroom with overhead shower
- Fully-enclosed front and rear gardens
- Unrestricted on-street parking
- Gas central heating with a brand-new boiler
- Double-glazed windows throughout
- EPC Rating - C





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Meanwhile, the three bedrooms are on the first floor, each room enjoying crisp white décor and plush carpeting. The principal bedroom is to the front, along with the third bedroom which is a versatile study/single room with built-in storage. The second bedroom, on the other hand, overlooks the rear garden. The three-piece bathroom has a premium design as well, enveloped in marble-inspired tiling. It is fitted with a three-piece suite, incorporating a storage-set washbasin, a hidden-cistern toilet, and a P-shaped bath with an overhead shower. Gas central heating, via a brand-new boiler, and double glazing ensure year-round comfort.

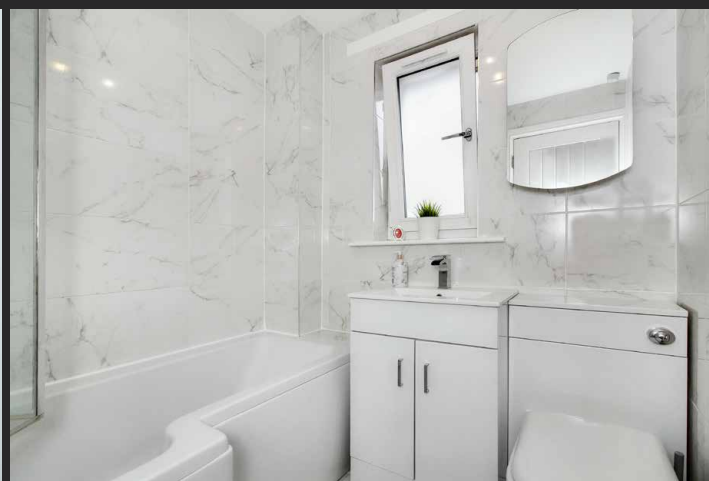
Outside, there is a front garden with a neat lawn, as well as a southeast-facing rear garden which is designed for alfresco dining in the sun. Both are fully enclosed, with the latter also enjoying a large shed. There is also ample on-street parking to the rear of the home, which is unrestricted.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale. A freestanding fridge/freezer and a washing machine are available by separate negotiation.

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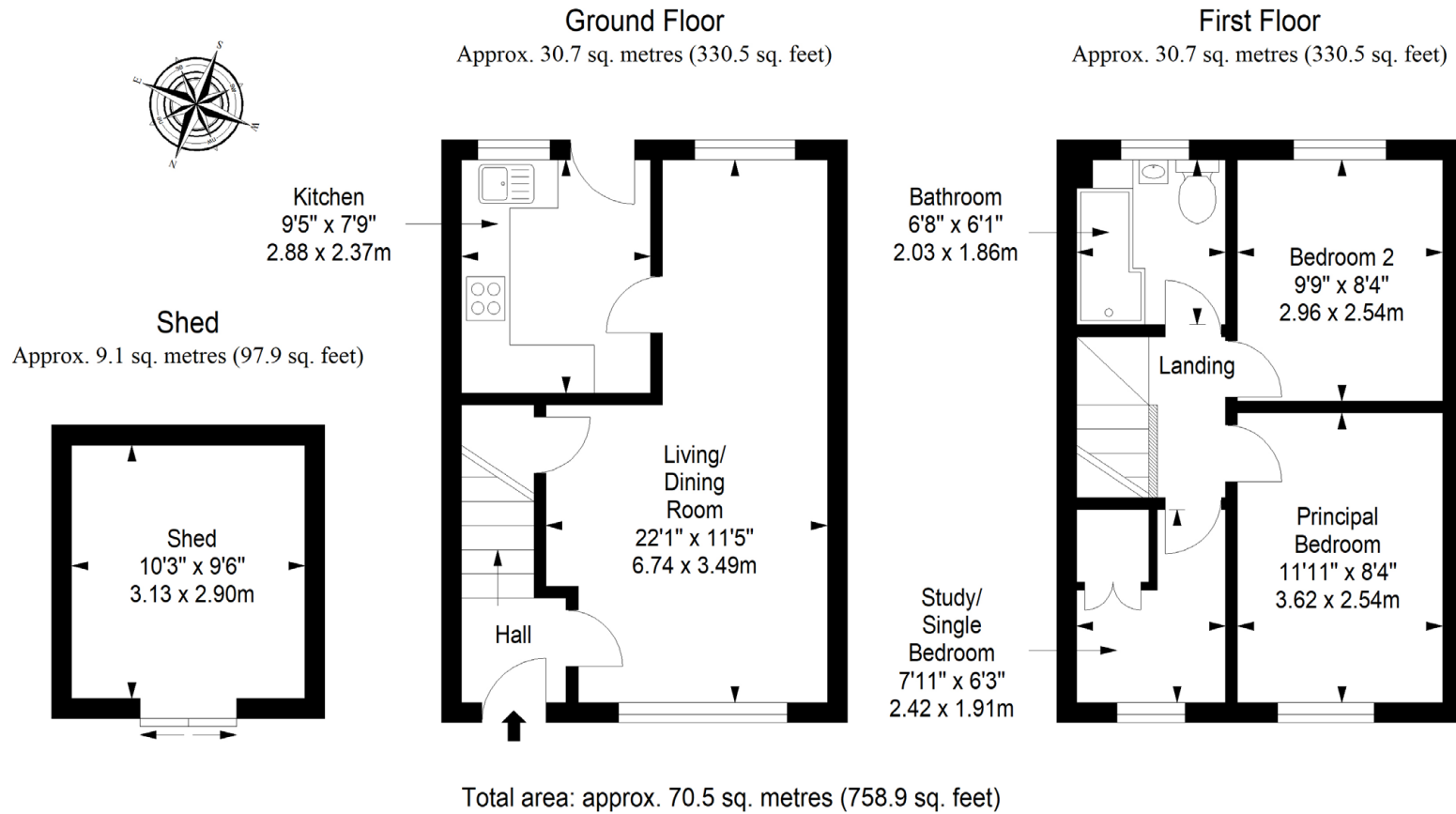
## South Queensferry

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.





# Floorplan



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