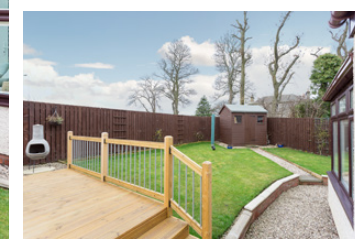





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

126 Echline Drive
SOUTH QUEENSFERRY, EDINBURGH, EH30 9XG

SOUTH QUEENSFERRY LIES ON THE
SHORES OF THE FIRTH OF FORTH
BETWEEN THE FORTH RAIL AND THE
FORTH ROAD BRIDGES



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 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.



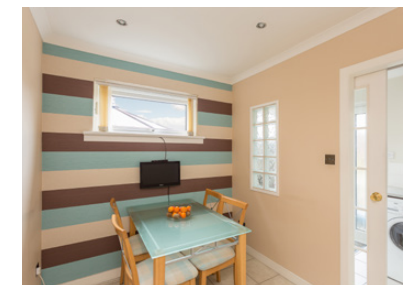
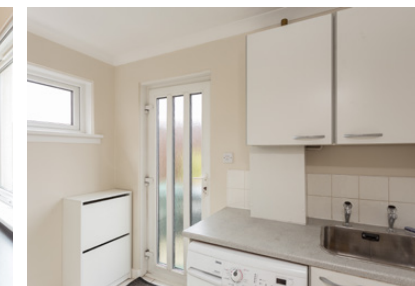


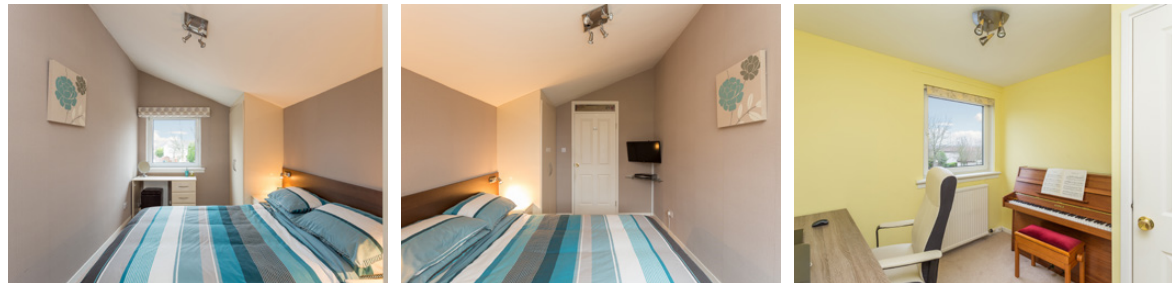
THE FORMAL LOUNGE/DINING AREA
IS A GOOD SIZE WITH PATIO DOORS
LEADING TO AN ATTRACTIVE GARDEN



126 Echline Drive is a wonderful family home, designed and finished to an high standard. The entrance hall is spacious, bright and welcoming, with wooden flooring and beautiful stairs leading to the upper level. The formal lounge/dining area is a good size with patio doors leading to the attractive garden. The separate breakfasting room has a side facing window and has space for a table and chairs. The family kitchen is of generous proportions and features a range of stylish floor and wall-mounted units and integrated appliances. There is a good-sized utility room and a downstairs W.C with shower. The wonderful conservatory is located off the lounge and has wonderful views of the garden, under-floor heating and a self-cleaning roof. To the upper level there are four large double bedrooms, all of which feature built-in storage and a three piece family bathroom with whirlpool bath and shower over completes the accommodation on offer.

The property benefits from gas fired central heating, double glazing, a partially floored loft and views towards the Forth Bridges from the front aspect. There is a single garage with a separate up-and-over door and the mono-block driveway provides ample off-street parking. There are attractively-landscaped gardens front and back, offering well-stocked mature borders and manicured lawns. The sunny rear garden, which faces south and includes a large patio and decking area, is surrounded by a secure wooden fence with gate, providing a child and animal-friendly environment. Viewing is highly recommended to appreciate this functional family home.





THE FLOOR PLAN AND DIMENSIONS OF 126 ECHLINE DRIVE

Approximate Dimensions
(Taken from the widest point)

Kitchen	3.70m (12'2") x 2.62m (8'7")
Dining Room/Lounge	9.69m (31'9") x 3.31m (10'10")
Utility Room	2.65m (8'8") x 1.50m (4'11")
Dining Area	2.65m (8'8") x 2.12m (6'11")
Conservatory	4.53m (14'10") x 3.11m (10'2")
Bedroom 1	3.82m (12'6") x 2.60m (8'6")
Bedroom 2	3.02m (9'11") x 3.01m (9'11")
Bedroom 3	4.65m (15'3") x 2.56m (8'5")
Bedroom 4/Study	2.81m (9'3") x 2.74m (9')
Bathroom	2.27m (7'5") x 1.79m (5'10")
Shower Room	2.38m (7'10") x 1.02m (3'4")

Gross internal floor area (m²) - 132m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, light fittings, blinds and integrated appliances including: oven, hob, hood, dishwasher and fridge/freezer.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
Hot **JAY STEIN**
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer