

Solicitors & Estate Agents

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■ MACRAE
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SOUTH QUEENSFERRY

10/2 ECHLINE RIGG, SOUTH QUEENSFERRY, EH30 9XN



- Bright Ground Floor Flat
- Quiet Sought After Location
- Entryphone System
- Good Sized Accommodation
- Spacious Livingroom/Diningroom
- Kitchen
- Double Bedroom
- Bathroom
- Private Residents Parking
- Viewing Recommended



FIXED PRICE £99,950

The Property

This spacious well proportioned ground floor flat is situated in a highly sought after location on the outskirts of South Queensferry within an established cul-de-sac development. It comprises livingroom/diningroom, kitchen, bedroom and bathroom. The property would now benefit from some modernisation and upgrading.

The Location

The Royal Burgh of South Queensferry is a popular town to the North West of Edinburgh's City Centre. 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 a good range of restaurants with award winning 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 has both primary and secondary schooling with Echline Primary School located within walking distance of the property.

Close by 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, the central region and beyond. In addition there is also a regular bus service to the centre of Edinburgh.

The Accommodation

The property is entered by a well maintained communal stair with entryphone system located on the ground floor.

Entrance Hall

Entryphone handset. Fitted carpet. Telephone socket. Walk in storage cupboard housing electric fuse box and shelf. Access to all rooms.

Livingroom/Diningroom

15'10 x 10'11 (4.84m x 3.32m)

Bright and spacious livingroom with double windows to the rear providing excellent natural light. Real wood flooring and dado rail. TV point and ample power sockets. Electric fire. Door to kitchen.

Kitchen

6'10 x 6'8 (2.07m x 2.02m)

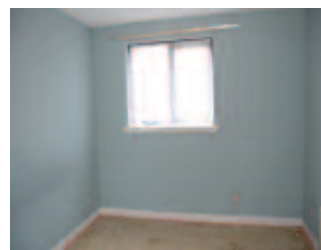
Window to the rear. Fitted with wall mounted and base units with splashback tiling. Stainless steel sink with drainer. Space for cooker and fridge/freezer. Dimplex wall mounted heater. Vinyl flooring.



Bedroom

9'1 x 8'9 (2.76m x 2.67m)

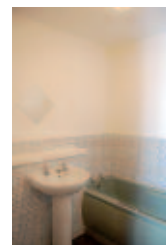
Good sized double bedroom with window to the rear. Fitted mirrored wardrobe. Electric heater. Ample power sockets. Cupboard with water tank.



Bathroom

7'6 x 5'7 (2.29m x 1.71)

Three piece suite comprising WC, wash hand basin and bath. Splashback mosaic effect tiling. Wall mirror and shelving. Dimplex wall mounted heater. Extractor fan. Vinyl flooring.



Grounds and Parking

The property is situated within well maintained communal grounds with private residential parking. A factoring fee of approximately £17.50 per quarter is payable to Charles White Ltd for the upkeep of the grounds and common stair and a further annual payment of approximately £98 per annum is payable towards buildings insurance. Interested parties should confirm for themselves the charges and what they cover prior to submitting their offer.



Council Tax

Band B. Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Extras

All fitted carpets and fitted floor coverings are included in the sale. Please note no warranties will be available for any heating appliances included in the sale.

Viewing

Viewings by appointment only. Please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.

Thinking of selling? Presentation is all. Move up to a better presentation.

Contact David @macraeflett.com or 0131 225 5985

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These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

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