





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

Nestled within the picturesque and highly sought-after coastal village of North Queensferry, this charming detached villa enjoys an enviable position in one of Fife's most desirable locations. Offering a wonderful balance of spacious accommodation, flexible living space and breathtaking surroundings, the property is ideally placed to enjoy the village's waterfront charm, scenic walks, excellent transport links and iconic views of the world-famous Forth Bridges.

The accommodation is thoughtfully arranged over two levels and is perfectly suited to a range of buyers, including families, professionals and those seeking a peaceful village lifestyle within easy reach of Edinburgh. Upon entering, a welcoming reception hall provides access to the main living areas. The heart of the home is the impressive open-plan living and dining room, a bright and generous space ideal for both relaxing and entertaining, with ample room for a variety of furniture layouts. The well-appointed kitchen overlooks the rear of the property and offers excellent storage and workspace, while a substantial utility area provides additional practicality and direct access to the garage. A family bathroom and a versatile ground floor bedroom complete the lower level, with the bedroom equally suited as a guest room, study or additional family space. The upper floor offers a spacious master bedroom and a further double bedroom, both benefiting from a peaceful setting. A separate office provides the ideal space for home working, hobbies or study, while a convenient WC serves the upper accommodation.

Externally, the property enjoys private gardens providing space to relax, entertain and enjoy the tranquil surroundings. A detached garage, accessed via the utility area, offers excellent storage alongside secure parking, while the driveway provides additional off-street parking.

EPC Rating – D
Council Tax – E





Location

Nestled on the southern edge of Fife and steeped in history, North Queensferry is a charming coastal village renowned for its picturesque setting beneath the iconic Forth Bridges. Offering a unique blend of character, community spirit, and stunning waterfront scenery, the village remains one of Fife's most desirable places to live.

Despite its tranquil atmosphere, North Queensferry enjoys excellent connectivity, with its own railway station providing direct links to Edinburgh and the wider Fife area. The nearby motorway network also makes commuting straightforward, making the village particularly appealing to professionals seeking a peaceful retreat within easy reach of the capital.

Residents benefit from a welcoming community, a selection of local amenities, scenic coastal walks, and access to the Fife Coastal Path. The village's historic harbour, waterfront cafés, and unrivalled views across the Firth of Forth create a distinctive lifestyle that combines natural beauty with everyday convenience.

With its attractive mix of traditional properties, breathtaking surroundings, and excellent transport links, North Queensferry offers an exceptional balance of coastal charm, heritage, and accessibility, making it a highly sought-after location for a wide range of buyers.



Enquiries

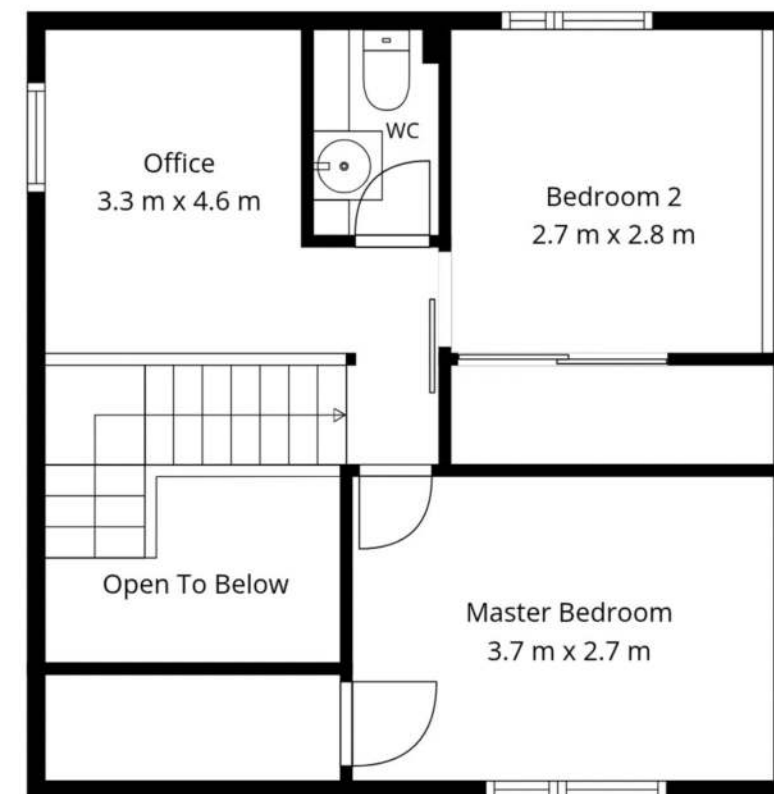
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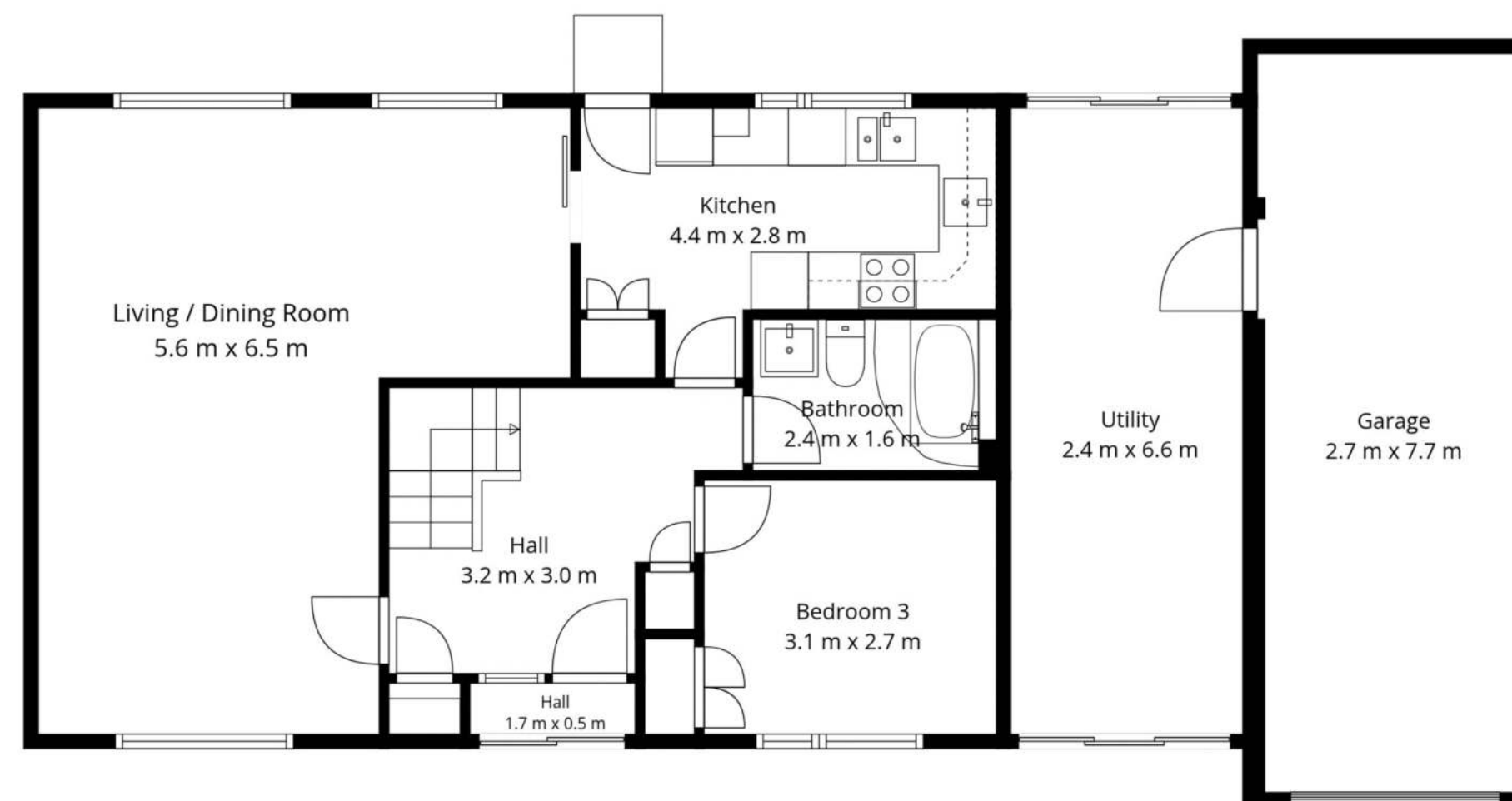
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



1st Floor



Ground Floor

TOTAL: 101 m2

Ground floor: 66 m2, 1st floor: 35 m2

EXCLUDED AREAS: GARAGE: 21 m2, UTILITY: 16 m2, OPEN TO BELOW: 3 m2,
LOW CEILING: 4 m2, WALLS: 14 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.

