



10 Post Office Lane, North Queensferry, Inverkeithing, KY11 1JP

Charming two-bedroom semi-detached villa with garden and parking under the Forth Bridge

URQUHARTS
EDINBURGH



DESCRIPTION

10 Post Office Lane is a charming two-bedroom semi-detached villa with enclosed rear garden and private parking, set in the sought-after picturesque village of North Queensferry. The property enjoys a tranquil location with stunning views of the iconic Forth Bridge and would be an ideal property for first-time buyers / professionals, downsizers or as an investment or pied-à-terre.

Entrance hall; bright living room with gas fireplace and door to the conservatory; spacious dining room with wood-burning stove; fitted kitchen with wall and base and units and appliances, also leading to the conservatory which provides direct access to the rear garden; and a downstairs WC. On the upper level, two good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Two bedrooms. Bathroom. WC. Attic.

Gas central heating. Double Glazing. Well-maintained rear garden split over two levels with patio area. Allocated parking space to the front with the potential to purchase a second parking space by separate negotiation.

LOCATION

North Queensferry is an idyllic conservation village boasting an enviable setting on the shores of the Firth of Forth overlooked by the iconic Forth Bridge (which is a UNESCO World Heritage Site). It is an ideal location for enjoying the local countryside, pleasant beaches and coastal walks, the network of cycle paths and many leisure facilities, such as sailing, fishing, horse riding and golfing. The village is home to Deep Sea World, a community centre and various eateries, including the award-winning Wee Restaurant and a Double tree Hilton Hotel with its "The Shore" restaurant. A local village shop which caters for everyday needs, whilst South Queensferry and Dalgety Bay have Tesco and Asda supermarkets only a short drive away. Also nearby Inverkeithing and Dunfermline offer a wider variety of shops and other amenities. Schooling in the area is also well-catered for with a local primary school and a nursery, whilst secondary education





is provided at nearby Dunfermline and Inverkeithing. There is a school bus service from North Queensferry to the highly regarded independent schools of Mary Erskine and Stewart's Melville in Edinburgh. For commuters, the A90/M90 is within close proximity with North Queensferry and Inverkeithing railway stations giving access north and south on the main east coastline. Ferrytoll park and ride is only a short distance away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

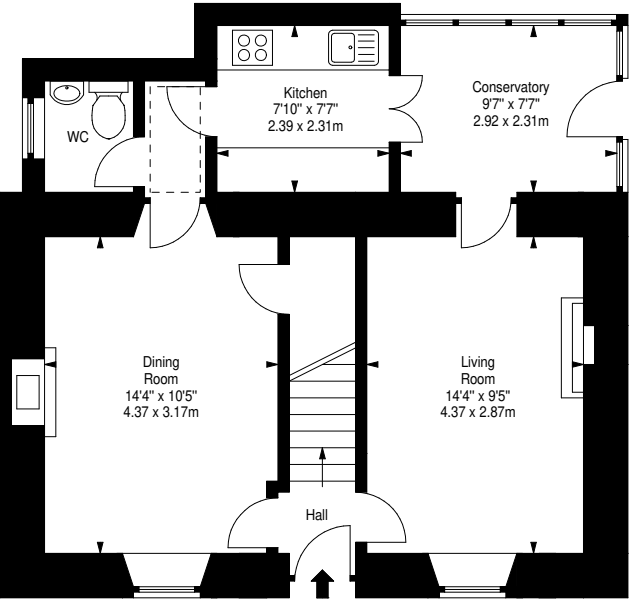
Tenure Freehold



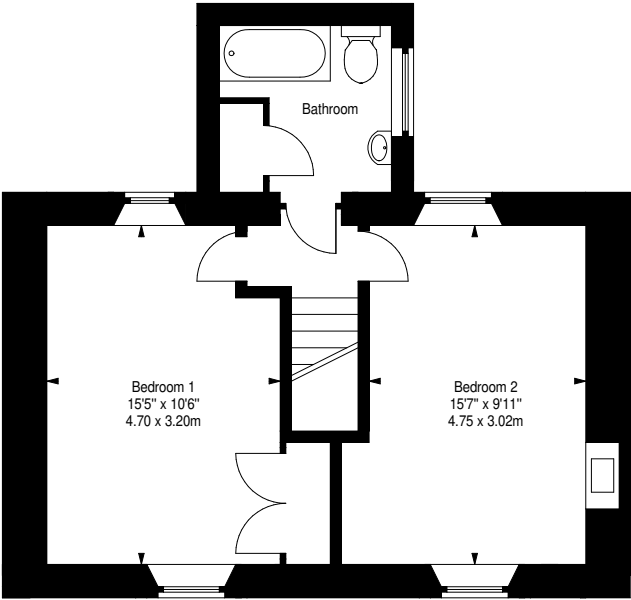
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North Queensferry,
Inverkeithing,
Fife, KY11 1JP



Approx. Gross Internal Area
1024 Sq Ft - 95.13 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.