

SYCAMORE BANK

FERRYHILLS ROAD, NORTH QUEENSFERRY, INVERKEITHING





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Property Name

Sycamore Bank

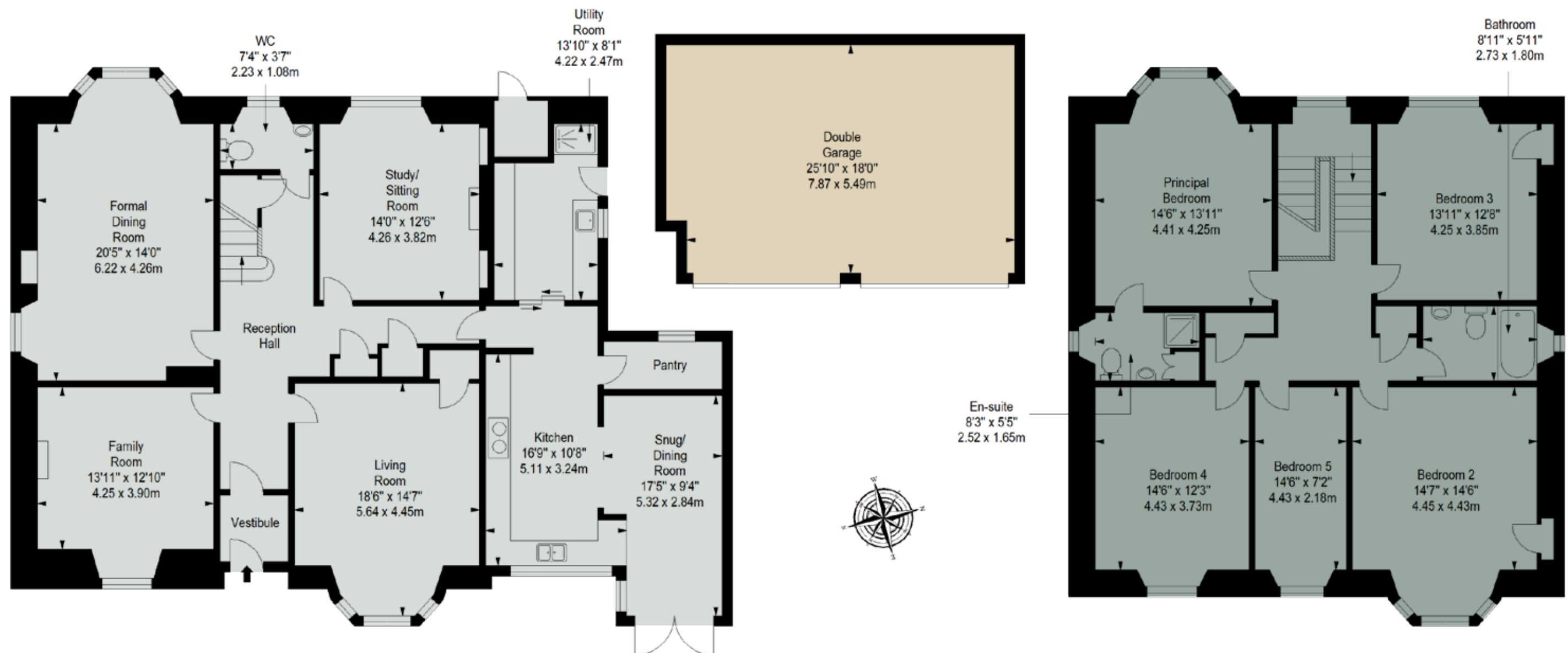
Location

North Queensferry, Inverkeithing

Approximate total area:

343.6 sq. metres (3698.6 sq. feet)

 - Ground Floor  - First Floor  - Garage





A GENEROUSLY PROPORTIONED VICTORIAN VILLA

Held by the same family for more than half a century, this generously proportioned Victorian villa offers a rare opportunity to acquire this unique five-bedroom, five-reception room family home, set in a superb coastal location. Surrounded by over 4 acres of private grounds, Sycamore Bank boasts a rare combination of tranquillity and convenience, being only a short train journey from the bustling centre of Edinburgh. Offering exceptional potential for development, both with the main house and its outbuilding, the property further benefits from an additional 3.75 acres of land to the rear, accessible via a gate from the main garden and a privately owned lane situated to the side of the main house.

GENERAL FEATURES

- Generous Victorian villa
- Outstanding coastal location
- Over 4 acres of gardens/land
- Excellent development potential (STPP)
- Conservation double glazed throughout
- Gas central heating
- Home Report value - £900,000 | EPC Rating - E

ACCOMMODATION FEATURES

- Entrance vestibule & reception hall
- Formal living room with baywindow
- Family room with open fireplace
- Spectacular formal dining/drawing room
- Sitting room/home office
- Country kitchen dining area and snug
- Utility room & walk-in pantry
- Principal bedroom with en-suite
- Three further spacious double bedrooms
- Generous single bedroom/home office
- Elegant family bathroom & guest WC

EXTERNAL FEATURES

- Delightful landscaped gardens
- Further 3.75 acres of land
- Double garage/former stables



ARRIVING AT SYCAMORE BANK

The villa is approached via a gated driveway framed by manicured hedges and mature trees, leading to the period home and its double garage, converted from the former stables. The vibrant front garden sets the villa back from the road and beautifully frames the property.





WELCOME INSIDE

A vestibule, with traditional tiling, welcomes you in and in turn leads to a reception hallway, lit by an oversized stair window, affording delightful views over the rear gardens and natural landscape, with afternoon sun streaming in.



FRONT-FACING RECEPTION ROOMS

Boasting colourful gardens and partial coastal views, are the two front facing formal reception rooms.

The bay windowed living room is an elegant formal reception room with generous proportions and attractive period features. Set around a feature fireplace with a living flame gas fire, the room's tall ceilings are framed by egg-and-dart cornicing and deep skirting boards. The large bay window, fitted with conservation double-glazed windows, adds to the grandeur of the room and affords lovely views over the mature garden.

On the opposite side of the hallway is the family room. This more intimate room, with twin windows, is set around a working open fireplace, creating a cosy atmosphere to relax in as a family.







ELEGANT

DINING ROOM AND A SITTING ROOM

Enjoying a sunny double aspect, with south- and west-facing windows, is the most impressive reception room in the house - currently utilised as an elegant formal dining room, this superb room of 300 sq. feet, is also ideal as a drawing room. A large bay window allows afternoon sun to stream in and highlight the wood flooring, cornicing, and a central open fireplace with an ornate period surround.

Also situated at the rear is a sitting room, currently utilised as a study and TV room. A living flame gas fireplace acts as a focal point, flanked by two recessed presses, whilst the west-facing window offers views over the terraced rear garden.



THE HEART OF THIS FAMILY HOME

A COUNTRY KITCHEN

The central gathering space for this family home sits to the side of the property - a country kitchen with a semi-open-plan dining and snug area with French doors opening directly onto the garden.

Fitted with a bespoke Smallbone kitchen, from solid wood with a clotted cream finish, the kitchen is the epitome of country living. A large gas AGA in royal blue, takes centre stage and comes with 4 ovens, two hot plates, and a warming plate. The kitchen offers excellent storage and worktop space, supplemented by a deep walk-in pantry, as well as a utility room with rear garden access.





KITCHEN WITH A DINING AREA AND SNUG

An archway leads through to the dining area, with enough space to accommodate eight diners and a snug seating area. From here, conservation double-glazed French doors open onto the delightful garden, for year-round enjoyment. The utility room neatly incorporates the whitegoods, as well as a deep Butler's sink, excellent storage and a modern shower, perfect for cleaning muddy feet or paws before entering the house! Completing the ground floor is a handy guest WC and excellent fitted storage.



FIVE BEDROOMS

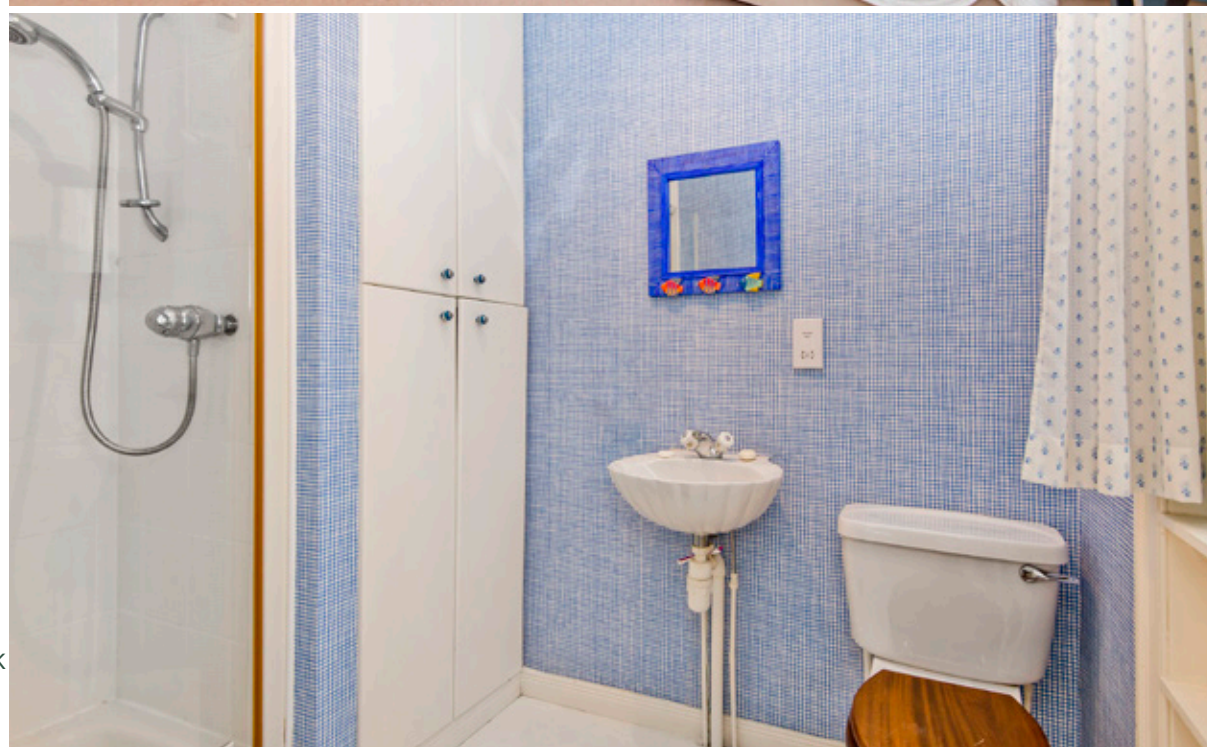
WITH MAGNIFICENT VIEWS

A traditional and ornate stair leads to a spacious first floor landing with built-in storage cupboards and access to all of the first floor rooms.



IMPRESSIVE PRINCIPAL BEDROOM

Enjoying a sunny westerly aspect, with views over the rear gardens and land, is an impressive yet homely principal bedroom with an en-suite shower room. The tasteful and traditionally styled bedroom comes with ornate corning, deep skirting boards and a large bay window. The en-suite benefits from a three-piece suite with a shower and matching WC-suite.





The second bedroom (used by the owners as their principal bedroom), also comes with tasteful traditional styling and a similar generous footprint. It too boasts a large bay window with delightful coastal views over the Firth of Forth all the way to Edinburgh in the distance. Continuing the interior styling are a further two large double bedrooms, both with excellent storage space and lovely views. The fifth bedroom is a generous single, which would also make an ideal home office. An attractive family bathroom, with a feature arched window, comes with a matching traditional suite which includes a bath, WC-suite, and vanity storage.



AN ATTRACTIVE
FAMILY
BATHROOM,
WITH A FEATURE
ARCHED WINDOW,
COMES WITH
A MATCHING
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SUITE WHICH
INCLUDES A BATH,
WC-SUITE, AND
VANITY STORAGE



STUNNING PRIVATE GARDENS

The property comes with around half an acre of landscaped garden grounds to the front, sides and rear. Carefully landscaped and lovingly maintained, the front garden is a tapestry of seasonal colour, featuring an array of flowering plants. Lawns meander through cheerful clusters of azaleas, delicate wildflowers, and lush greenery. Mature trees frame the garden, offering a sense of seclusion. The terraced rear garden comes with seating areas, herb and vegetable beds, fruit trees, and a rear gate giving access to the land beyond. Reaching around 3.75 acres the private land to the rear extends all the way to the railway line and can also be reached a gate from the main garden and by the privately owned lane, accessed from Ferryhills Road. The land offers areas laid to lawn with a children's' play area as well as unspoilt natural landscape.



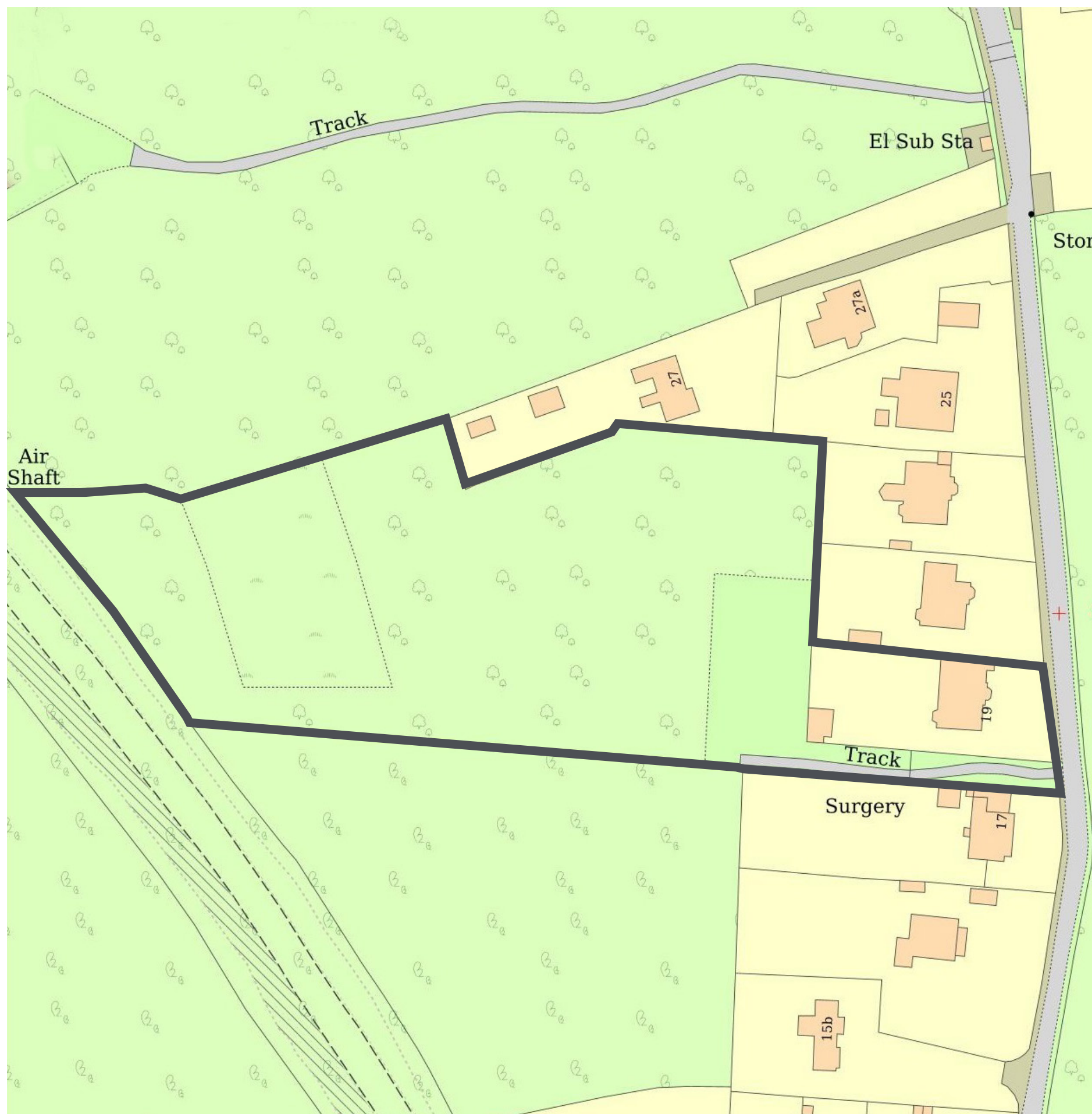
A HAVEN

OF COLOUR AND TRANQUILLITY



Private parking is very well catered for by the extensive gated driveway, leading to the double garage at the rear. Behind the garage façade is the original stables, arranged over two floors, with some period details, such as a fireplace, still intact.

Extras: Included in the sale are the fitted floorcoverings, light fittings, white block-out blinds, dishwasher, fridge and freezer, washing machine, tumble dryer, log and coal store, as well as the compost bins.



DEVELOPMENT POTENTIAL

Sycamore Bank offers its new owners an outstanding opportunity to modernise and even extend the house, in a similar fashion as the neighbours have done, with a glass rooftop extension (STPP). It also comes with a flexible layout making it ideal for remodelling and modernising.

Added to this potential, the old stables (currently a double garage), could be converted into ancillary accommodation, by reinstating the first floor. It also benefits from access to the private lane at the side, affording the house privacy, if needed (STPP).

There might also be potential for development on the land to the rear, as this too has its own access from the privately owned lane (STPP).

OUTSTANDING COASTAL LOCATION



SYCAMORE
BANK



NORTH QUEENSFERRY

A QUAIN T CONSERVATION VILLAGE

Established along the rocky northern shoreline of the Firth of Forth, North Queensferry has been shaped by its long history as a ferry port, a granite quarry and now an increasingly popular commuter location, just ten miles from the capital. Sycamore Bank is a mere stroll from the train station and the primary school, making commuting to the city fast and efficient.



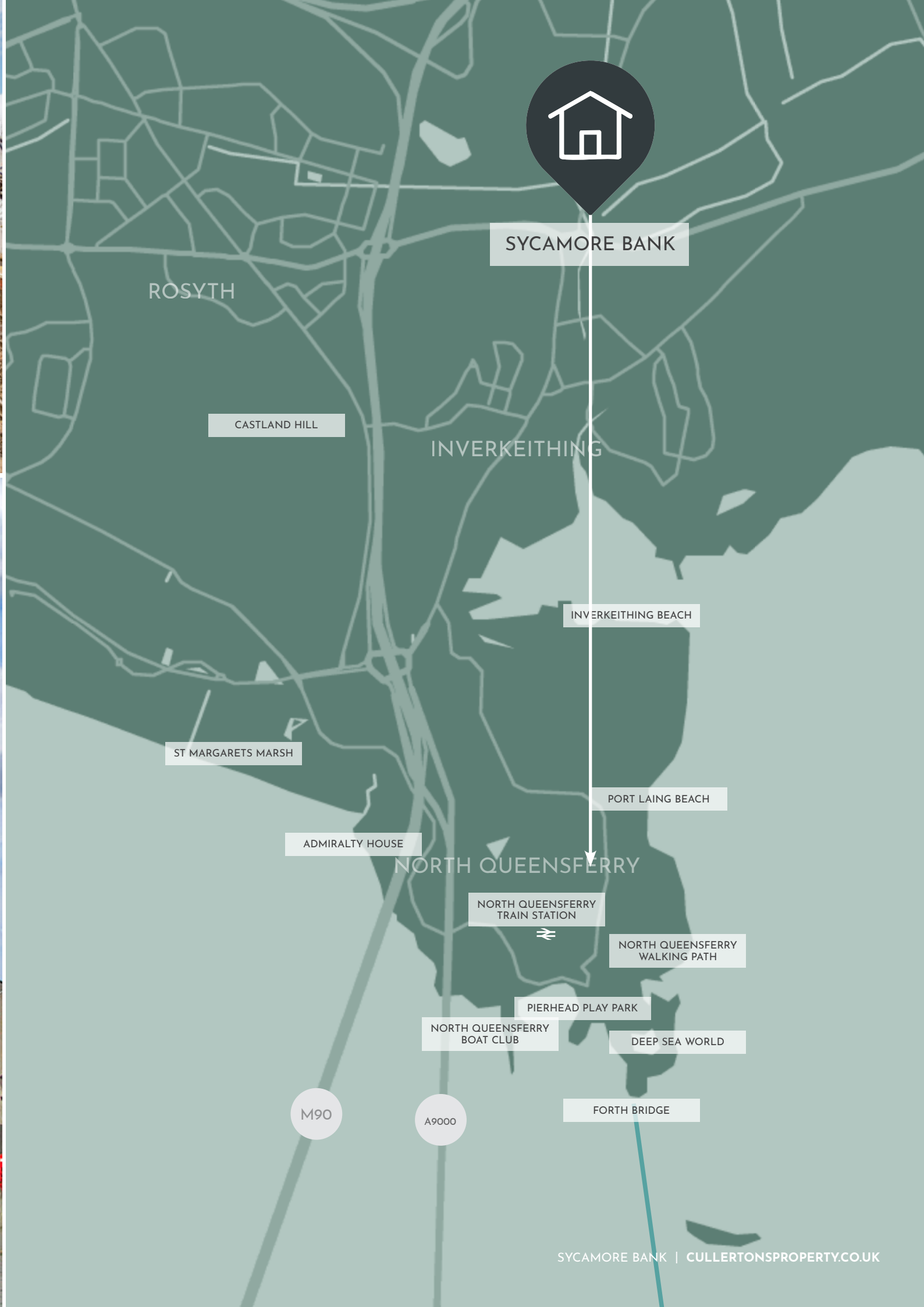
FORTH BRIDGE



NORTH QUEENSFERRY TRAIN STATION



NORTH QUEENSFERRY SMALLEST LIGHTHOUSE



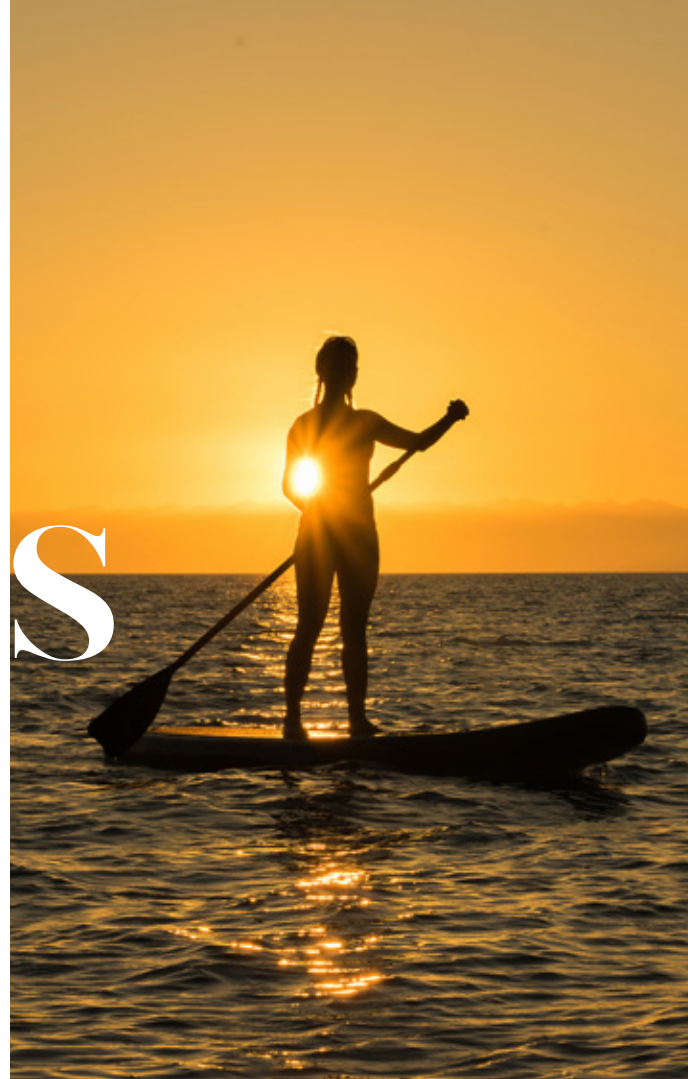
EXTENSIVE AMENITIES

The quaint conservation village offers unrivalled, multifaceted views of one of Scotland's most beloved landmarks and UNESCO World Heritage Site: the iconic Forth Bridge. Listed among The Sunday Times' Best Places to Live in Scotland 2016, the village boasts a local shop for everyday essentials, as well as a traditional hotel and a choice of eateries, including the award-winning Wee Restaurant.

These are supplemented by extensive amenities in neighbouring Inverkeithing, which is connected to the village by rail. Owing to its enviable setting right on the Forth Estuary, North Queensferry offers a wealth of coastal walks and cycling routes, not forgetting the abundance of sailing and water sports activities available at North Queensferry Boat Club, Port Edgar Yacht Club & Watersports for sailing, sea kayaking, power-boating and canoeing, as well as nearby Stewarton Polo Club, and Fife Southern Rugby Club.

Nursery and primary schooling is provided locally at North Queensferry Primary School, followed by secondary education at Inverkeithing High School, with a choice of independent schools in Edinburgh and throughout Fife. The village enjoys an active community centre, offering arts and crafts, library, fitness and dance classes as well as mother and baby groups.

North Queensferry is a swift twenty to twenty-five-minute road or rail journey from Edinburgh, and also benefits from convenient access to the M90 and M8/M9 motorway network. It lies conveniently close to Edinburgh International Airport, connecting you to over 90 national and international destinations.





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



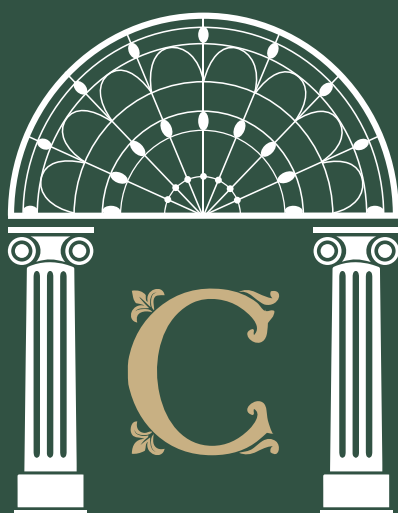
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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