

# 27 CARLINGNOSE POINT

NORTH QUEENSFERRY, FIFE, KY11 1ER

*Representing an ideal family home in North Queensferry, this generous detached house offers a wealth of living space, four bedrooms, and two bathrooms (plus a separate WC), and it enjoys views of the Firth of Forth, plus lovely gardens, an attached double garage, and a private multi-car driveway.*







## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing 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.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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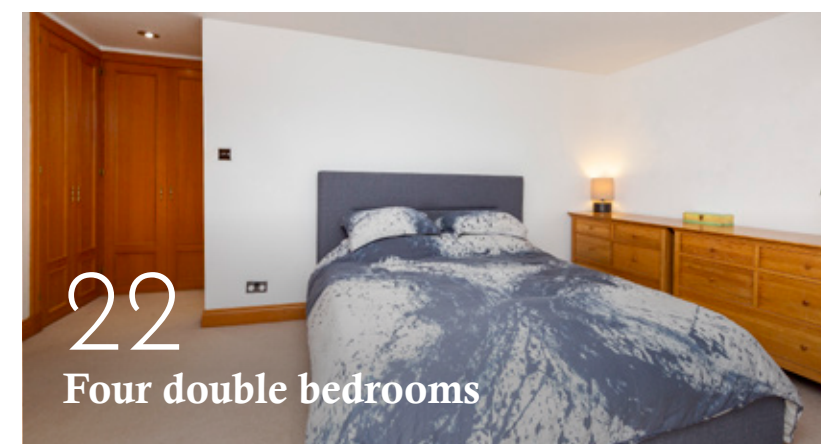
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## Property Name

27 Carlingnose Point

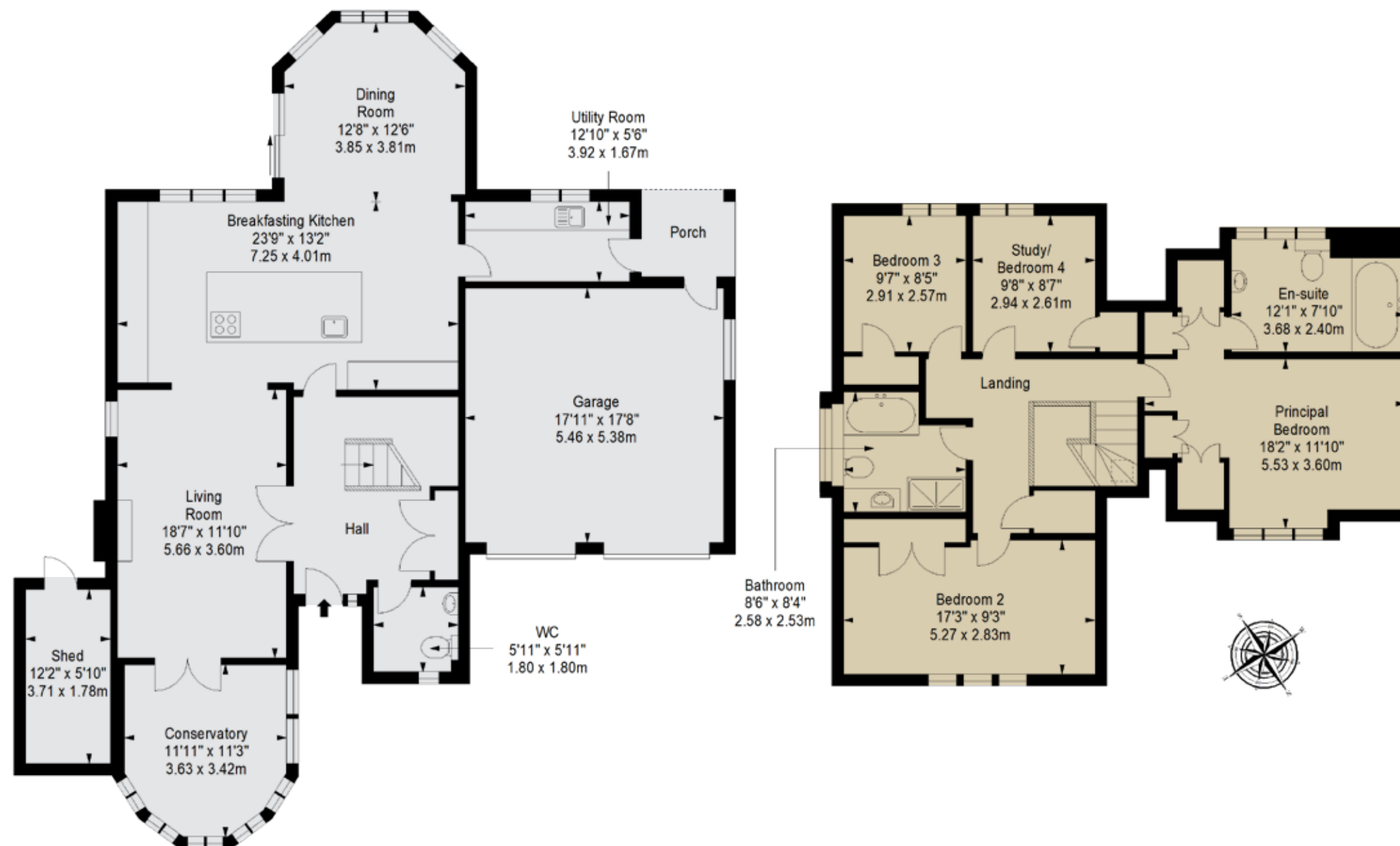
## Location

North Queensferry, Fife, KY11 1ER

## Approximate total area:

224.5 sq. metres (2416.6 sq. feet)

 - Ground Floor  - First Floor







# A GENEROUS DETACHED HOUSE

This four-bedroom, two-bathroom detached house is situated within a sought-after development in North Queensferry, elevated to enjoy views of the Firth of Forth. The house is situated enviably close to Carlingnose Point Nature Reserve and North Queensferry Walking Path, and it enjoys easy access to amenities such as a convenience store, eateries, a primary school (with secondary schooling available nearby in Inverkeithing), and transport links (including a train station).

## GENERAL FEATURES

- Generous detached house in North Queensferry
- Beautifully presented, contemporary interiors
- Flexible, family orientated accommodation
- Home Report value - £ 620,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Entrance hallway with built-in storage and a WC
- Elegant living room with marble fireplace
- Versatile, light-filled Mozolowski and Murray conservatory
- Fabulous open-plan dining room and breakfasting kitchen with separate utility room
- Four double bedrooms, all with built-in wardrobes/storage
- One en-suite bathroom with underfloor heating
- Stylish four-piece family bathroom with underfloor heating
- Gas central heating (with Hive smart controls) and double glazing

## EXTERNAL FEATURES

- Well-maintained front garden area
- Delightful, south-facing rear garden
- Attached double garage and multi-car driveway

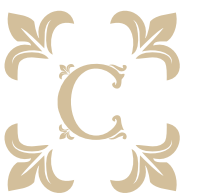




# A WARM WELCOME

## TO A WONDERFUL HOME

A wide entrance hall welcomes you into the home and immediately sets the tone for the interiors to follow with neutral décor and real oak flooring throughout the ground floor. The hall is accompanied by a large built-in cupboard and a stylishly appointed two-piece WC.







# LIVING ROOM & CONSERVATORY

## THE PERFECT SPACE TO RELAX AS A FAMILY

The living room occupies a generous footprint, offering flexibility for lounge furniture layouts to suit the new owner's needs, and it is elegantly presented with neutral décor, an on-trend mustard-yellow accent wall framing a striking marble fireplace surround, and real oak flooring. From here, double doors open into an adjoining Mozolowski and Murray conservatory, offering a versatile second reception area that can be used in a number of different ways, such as a children's playroom, a teenager's den, a hobby room, or a home office.





# DOUBLE DOORS OPEN INTO AN ADJOINING CONSERVATORY









# THE KITCHEN AND DINING ROOM



## OUTSTANDING SPACE FOR FAMILY MEALS AND SOCIABLE GATHERINGS

The open-plan kitchen and dining room offers a fabulous open space that is perfect for everyday family and entertaining alike, and it is sure to appeal to those who love to host dinner parties and sociable gatherings. The high-quality German kitchen is beautifully appointed with contemporary slate-grey, cream, and wood-styled cabinetry, Dekton worktops, a Franke boiling and filtered water tap, and integrated AEG appliances comprising an oven, a combination microwave, a warming drawer, an induction hob, a concealed extractor hood, a full-height fridge, a full-height freezer, and a dishwasher.







A breakfast bar offers an ideal space for morning coffee, casual weeknight meals, and socialising while cooking, whilst the large adjoining dining area can comfortably accommodate a six-seater table and additional furniture. The dining area is filled with sunny natural light through a wealth of glazing, including wide patio doors opening onto the garden. The kitchen is conveniently supplemented by an adjoining utility room (with external access) housing additional cabinetry (with an integrated combination microwave and fridge), storage space, and worktops, as well as a washing machine.

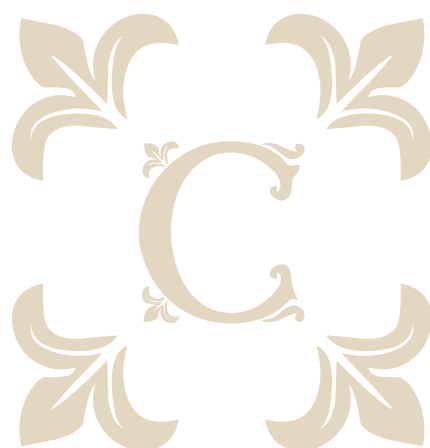


THE DINING AREA IS FILLED WITH SUNNY NATURAL LIGHT THROUGH A WEALTH OF GLAZING, INCLUDING WIDE PATIO DOORS OPENING ONTO THE GARDEN





# THE BEDROOMS



## FOUR SPACIOUS AND WELL-PRESENTED SLEEPING AREAS

The home's four well-proportioned bedrooms are approached by a staircase and a naturally lit, galleried landing with useful storage. The impressive and particularly spacious principal bedroom has a spacious sleeping area, large built-in wardrobes, and an en-suite bathroom. The second largest bedroom is also accompanied by a built-in wardrobe, whilst the remaining two have cupboard storage. All four bedrooms are individually decorated and carpeted for comfort.

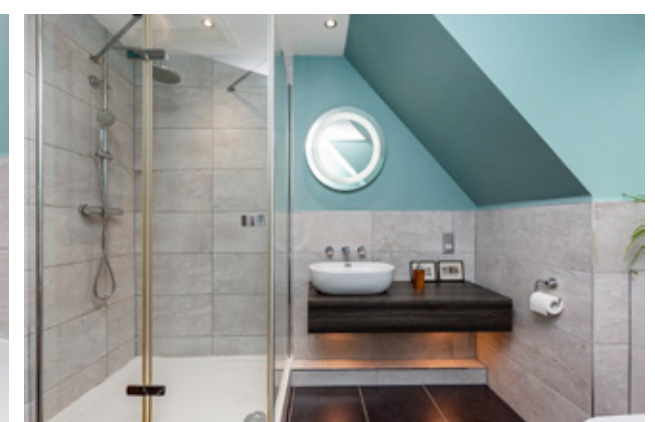
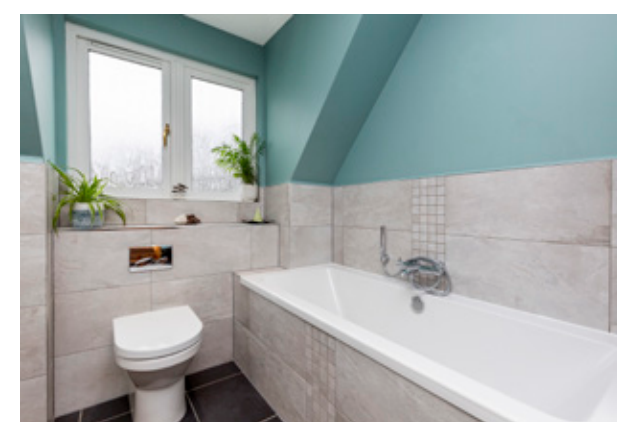




# TWO BEAUTIFULLY APPOINTED WASHROOMS

The principal bedroom's stylishly tiled en-suite bathroom comprises a jacuzzi bath with an overhead rainfall shower and a glazed screen, a wall-mounted vanity cabinet with an inset basin and an illuminated mirror above, a WC, a chic chrome towel radiator, and underfloor heating. Finally, a four-piece family bathroom completes the accommodation on offer and features a bath with a shower attachment, a large enclosure with a rainfall showerhead and handset, a basin atop a vanity unit, a WC, and underfloor heating, all enveloped by stylish grey tiling and attractive blue décor. The bathroom affords access to a loft for storage.

The home is kept warm by a gas central heating system (with Hive smart controls) and the windows are all double glazed.







## GENEROUS, SUNNY OUTDOOR SPACE AND PRIVATE PARKING FOR MULTIPLE VEHICLES

Externally, the home is perfectly complemented by a neatly kept front garden and a large, favourably south-facing rear garden. The rear garden features a spacious, well-maintained lawn, paved areas, and a sheltered seating area for alfresco dining and summer barbecues. A lean-to shed to the side of the house offers useful external storage, whilst excellent private parking is provided by an attached double garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale.







27 Carlingnose  
Point





# 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. 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. Nursery and primary schooling are 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. North Queensferry is a swift thirty-minute road or rail journey from Edinburgh and also benefits from convenient access to the M90 and M8/M9 motorway network.





## SCHOOLS

State Schools: North Queensferry Primary School, Inverkeithing High School  
Independent Schools: A range of nearby schools in Edinburgh and Fife

## CULTURE

North Queensferry Community Centre: Library, Exhibitions, Arts & Crafts, Toddler & Youth Groups, Dance and Pilates, Dog training, Halls

## SHOPPING

Extensive range of amenities in neighbouring Inverkeithing, Edinburgh's world-class shopping only a short journey away

# #1

THE SUNDAY TIMES' BEST PLACES TO LIVE IN SCOTLAND 2016

## LOCATION



Shoreline & Conservation Area

## TRANSPORT



Train Station – North

Queensferry (0.5 miles)

Bus – 7D, 89, 89A, IK11,

SC8

Airport – Edinburgh

International (11 miles)



## SPORTS

North Queensferry Boat Club; Port Edgar Yacht Club & Watersports for sailing, sea kayaking, power-boating and canoeing; Stewarton Polo Club, Fife Southern Rugby Club

## FOOD & DRINK

Award-winning Wee Restaurant & Traditional Hotels & Café and Delis

## NATURE

UNESCO Forth Road Rail Bridge, Forth Estuary, Unspoilt coastal walks and cycling routes





## 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

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### 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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CorporateLiveWire

**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

2020-2021



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**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

2021-2022



ESTATE AGENCY  
OF THE YEAR

2021-2022

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.