



9

East Bay

North Queensferry

Fife

KY11 1JX

Offering breathtaking uninterrupted views of the Firth of Forth, this rarely available four-bedroom detached bungalow is set in the sought-after picturesque costal village of North Queensferry. Enjoying an exclusive tranquil cul-de-sac waterside location, the property forms part of a small development with stunning views of the iconic Forth Bridge (which is a UNESCO world heritage site). The flexible accommodation comprises:

- * Entrance vestibule with built in storage. Through to hallway.
- * Open plan sitting, dining and kitchen with a glazed wall with patio doors leading on to the decking.
- *The kitchen is fitted with a range of base and wall mounted units with integrated oven, hob and extractor. Space for freestanding appliances. Door to utility room.
- *Principal bedroom with stunning views and patio doors opening onto the deck. Built-in wardrobes and access to the ensuite shower room.
- *Second bedroom situated to the front with ensuite shower room.
- *Two further bedrooms. One with built-in wardrobe.
- *Shower room comprising vanity sink, toilet and shower enclosure.
- * Gas central heating & double glazing.
- *Detached double garage with electric roller doors, power and light. Block paved driveway and low maintenance gardens to front. Rear garden with raised decking and block paved patio.



Viewing by appointment on 0131 524 3800











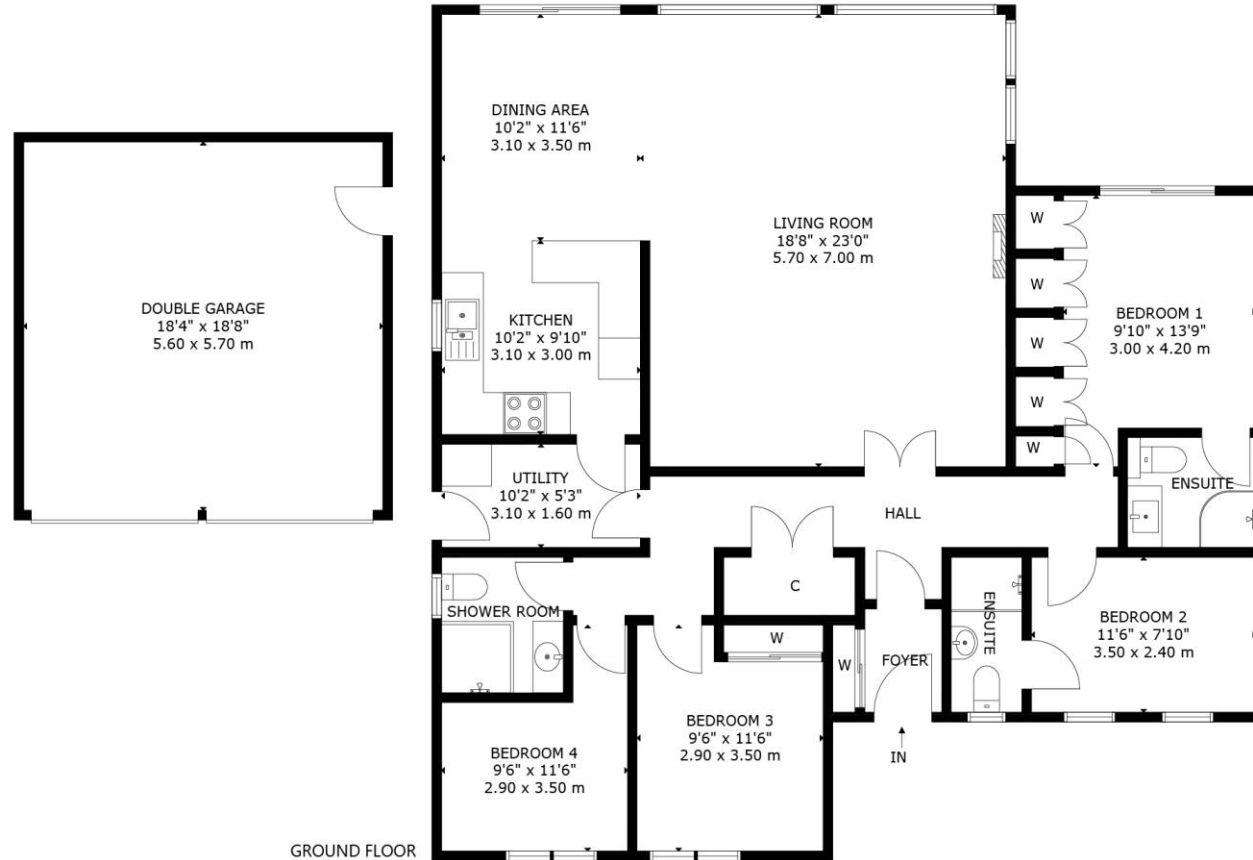






North Queensferry is a scenic conservation village boasting an enviable setting on the shores of the Firth of Forth.

Historically known as a busy port for the passenger and goods ferries to and from the Lothian coast, when these ceased following the opening of the road bridge in 1964, the village became a tranquil place to live. It is an ideal location for sampling the local countryside, pleasant beach 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 Double tree Hilton Hotel with its "The Shore" restaurant, a community centre and various eateries, including the award-winning Wee Restaurant. There is a village shop which caters for day-to-day requirements, whilst South Queensferry and Dalgety Bay, with Tesco and Asda supermarkets, are only a short drive away and Inverkeithing & Dunfermline offer a wider variety of shops and other amenities. Schooling in the area is well-catered for with North Queensferry Primary School in the village, and nearby Inverkeithing High school for secondary education. For commuters, the A90/M90 is close at hand for travelling to Edinburgh, the airport, Perth and Dundee. North Queensferry railway station offers a frequent train service to Edinburgh and the main line station at Inverkeithing gives access to inter-city trains north and south on the main east coastline. Ferrytoll park and ride is only a short distance away.



9 EAST BAY, NORTH QUEENSFERRY, KY11 1JX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,496 SQ FT / 139 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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* Please contact us for a free consultation or valuation

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