



11 Pierhead Buildings
NORTH QUEENSFERRY | KY11 1LA

warners
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Charming traditional one bed lower flat with its own main door entrance and a superb tucked away coastal position only a stone's throw from the waterfront and with fabulous views to the Bridges. This sought after location is within walking distance of the railway station and only a short drive from the M90, Ferrytoll Park and Ride and varied amenities in nearby towns.

Viewing is essential to appreciate the great features of this ideal first time buy. Lying close to the waterfront, the property boasts most impressive views to the world famous Bridges spanning the Forth estuary. Accommodation includes a comfortable public room with space for relaxation and dining, the focal point of which is a wood burning stove, kitchen fitted with a range of units, double sized bedroom and bathroom fitted out with a modern white suite, neutral tiled surrounds and electric shower. Great storage is provided by cupboards off each room. A narrow private area of ground to the front is well stocked with mature shrubs and there is a large shared lawn to the rear with lovely views.

- Fabulous coastal setting with views to the Bridges
- Excellent first time purchase
- Railway Station and M90 close at hand
- Entrance vestibule and hallway
- Living/dining room with wood burning stove and sanded flooring
- Fitted kitchen
- Double bedroom
- Modern bathroom with electric shower
- Gas central heating
- Double glazing
- Well stocked private front garden
- Shared rear garden with lawn
- Free on-street parking

Extras included in this sale are the washing machine, cooker, blinds, curtains from living room, lampshades and log store.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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, and the network of cycle paths. The village is home to Deep Sea World, a Double tree Hilton Hotel, a community centre and 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 have supermarket facilities. 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.

Energy rating C, Council tax band B.



