

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



22 Whinney Knowe, North Queensferry, KY11 1JL
Offers Over £199,950



Well proportioned semi detached villa enjoying an elevated position at the head of cul-de-sac location in the much sought after river side village of North Queensferry. Entrance Hall, Lounge, Dining room/Bedroom 4, Kitchen, 3 Double bedrooms, Bathroom. Gas central heating. Double glazing. Generously proportioned gardens to the front and rear. Off street parking space. Requires modernisation and upgrading. Excellent potential. Good storage accommodation. Flexible accommodation. EPC - D. Council Tax - C. Freehold.

LOCATION

The historic and highly desirable village of North Queensferry enjoys a stunning coastal setting on the northern shores of the Firth of Forth, with spectacular views of the iconic Forth Bridges. Renowned for its picturesque harbour, charming conservation village atmosphere and strong sense of community, it is one of Fife's most sought-after residential locations.

Village amenities include an excellent primary school, local shop, award-winning restaurant, hotels, cafés and a range of leisure facilities. Despite its peaceful setting, North Queensferry offers exceptional commuter links, with a railway station providing regular services to Edinburgh in under 25 minutes, together with easy access to the M90 and Queensferry Crossing. Dunfermline City Centre is approximately five miles away. Combining historic charm, outstanding scenery and excellent connectivity, North Queensferry offers an exceptional lifestyle in one of Fife's most popular villages.

PROPERTY - SEMI DEATCHED VILLA

- Much sought after village
- Attractive head of cul-de-sac setting
- Spacious rooms
- Requires modernisation and upgrading
- Great potential
- Ideal family home
- Flexible accommodation
- Good sized gardens
- Off street parking area within the front garden.
- Rarely available

ACCOMMODATION

Hall 3.02 m x 1.11 m / 9'11" x 3'8"

With doors to lounge, dining room, kitchen and bathroom. Stairs to upper level.

Lounge 4.69 m x 4.01 m / 15'5" x 13'2"

This is a well proportioned lounge. Front.

Dining Room 4.04 m x 3.38 m / 13'3" x 11'1"

This is another good sized public room, which would also be used as a fourth bedroom. Front.

Kitchen 5.10 m x 2.17 m / 16'9" x 7'1"

Door to garden. Under stairs storage cupboard. Rear.

Shower Room 2.17 m x 1.85 m / 7'1" x 6'1"

Side.

Landing 2.94 m x 0.89 m / 9'8" x 2'11"

Doors to 3 bedrooms.

Bedroom 1 4.05 m x 4.04 m / 13'3" x 13'3"

A superbly proportioned double bedroom. Storage cupboard. Front

Bedroom 2 4.05 m x 2.82 m / 13'3" x 9'3"

Another good sized bedroom. Rear.

Bedroom 3 2.95 m x 2.91 m / 9'8" x 9'7"

The third bedroom is also of good proportions. Side.

Box/Storage room 2.02 m x 1.95 m / 6'8" x 6'5"

This is a very handy area offering excellent storage accommodation. Front.

Outside

There are generously proportioned areas of garden ground to the front, side and rear of the property, which have been mainly laid to lawn.

DRIVEWAY

There is a single car parking space within the front garden.

HEATING

Gas central heating.

GLAZING

Double glazing

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

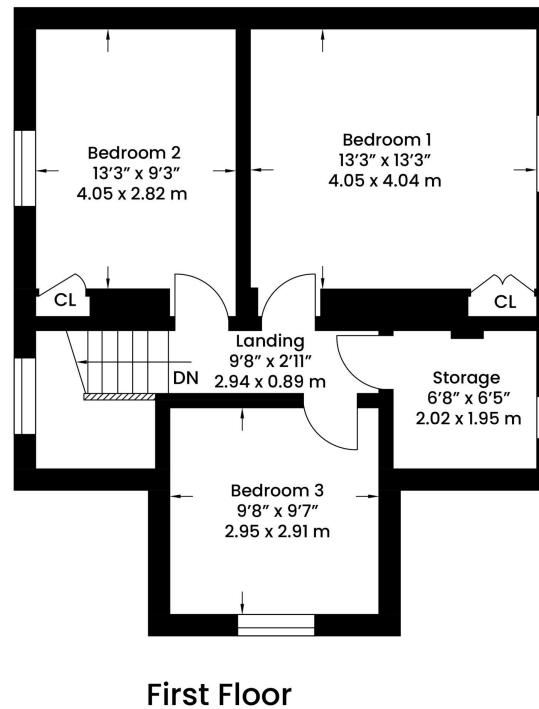
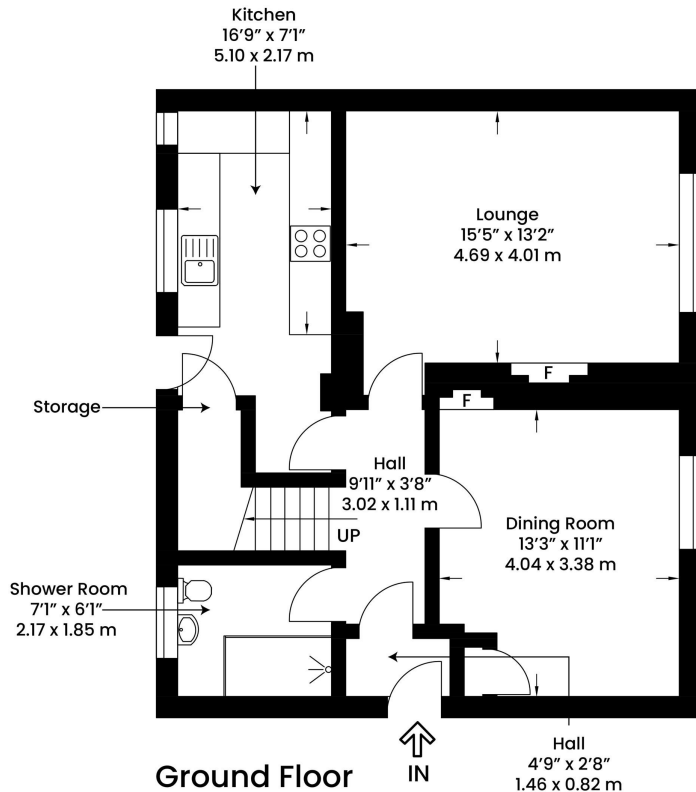
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)

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