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Offers Over

£335,000

St James Bay House, Helen Lane

North Queensferry | KY11 1JY

This stylish and beautifully presented detached home enjoys a truly enviable position just 25 metres from St James Bay, with stunning views across the Firth of Forth towards the iconic UNESCO World Heritage Forth Bridges. Quietly nestled a stone's throw from St James Bay within the heart of the picturesque village of North Queensferry, one of Fife's most sought-after residential locations, this unique home offers contemporary living in an exceptional coastal setting, making it ideal for families, professionals, downsizers, and those seeking a distinctive lifestyle property.

 3 Bedrooms

 1 Public rooms

 3 Bathrooms

 Private Gardens

 Private off-street parking

 EPC Rating – C

 Council Tax Band – F



Description

The accommodation begins with a welcoming entrance hallway leading through to the impressive open-plan lounge, kitchen and dining area. Measuring approximately 28 feet in length, this superb living space is flooded with natural light from three windows, French doors opening onto the side patio and garden, and a further door leading directly to the south-facing rear garden. A contemporary bespoke media wall incorporating a state-of-the-art LED flame-effect fire creates an attractive focal point, while the room provides ample space for both relaxing and entertaining. The stylish kitchen is well appointed with an excellent range of base and wall-mounted units together with integrated appliances, offering a practical yet sociable space at the heart of the home. Also on the ground floor is bedroom three, currently utilised as a dressing room, although equally suited as a comfortable double bedroom, home office or snug. Completing the lower level is the contemporary family shower room, finished with full wall panelling and a large, heated towel rail.



The upper landing provides access to a partially floored attic, offering valuable additional storage.

The generous principal bedroom enjoys a bright dual-aspect outlook and benefits from a mirrored walk-in wardrobe together with a smart en-suite shower room. Bedroom two is another comfortable double, enjoying delightful views towards the Forth Bridges and benefiting from useful built-in storage. Completing the accommodation is the stylish family bathroom, fully tiled and fitted with a white three-piece suite.

Further benefits include gas central heating and double glazing.

Extras

All fitted floor coverings and newly fitted blinds shall be included in the sale, along with the hob, oven, cooker hood, integrated fridge freezer, and dishwasher.

Gardens and parking

The property benefits from private parking for two cars and affords a fully enclosed side and rear garden, featuring a paved patio, chipping stone area, and split-level decking. Outdoor lighting, power, and a tap offer further convenience, along with a small steel storage shed and a foldable rotary dryer.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

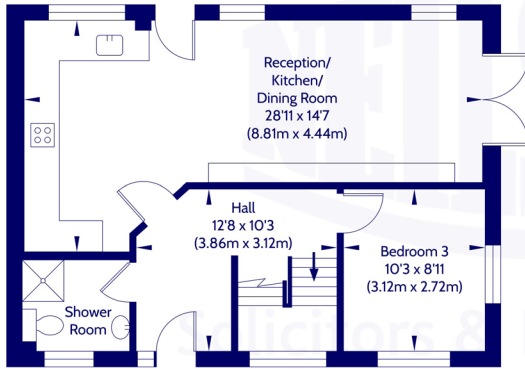
St James Bay House is situated in the highly sought-after village of North Queensferry, which is widely regarded as one of Fife's most picturesque and desirable historic coastal villages. It is renowned for its charming character, waterfront setting, and close proximity to the iconic UNESCO World Heritage Forth Bridges. The village offers a welcoming community atmosphere, a range of local amenities, restaurants, and scenic coastal walks within the village, alongside well-regarded primary schooling and a community centre, with secondary education provided in nearby Inverkeithing. There are excellent transport links. Notably, the village benefits from its own railway station with direct connections to Edinburgh Haymarket and Edinburgh Waverley (approximately 18 minutes away) and South Gyle (approximately nine minutes). Nearby Inverkeithing provides further mainline links, and Ferrytoll park-and-ride offers regular services to Edinburgh International Airport.



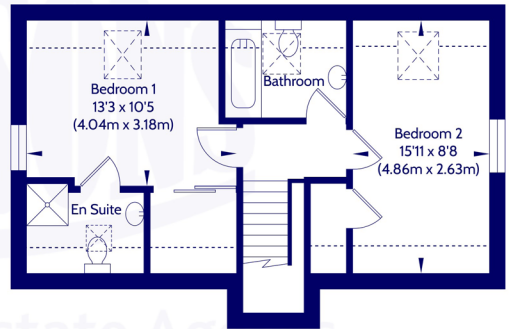


Approx. Gross Internal Floor Area 92 Sq M / 994 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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