










Offers Over

£370,000

16 Inchcolm Drive

North Queensferry | Fife | KY11 1LD

Enjoying a prime position within one of Fife's most sought-after coastal villages, 16 Inchcolm Drive presents a rare opportunity to acquire a spacious detached family home boasting panoramic views across the River Forth. North Queensferry offers a picturesque setting on the banks of the Firth of Forth, ideally placed for commuting to Edinburgh, Dunfermline, Perth, and Glasgow.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The main living accommodation is arranged on the first floor to take full advantage of the spectacular coastal setting. Here, a bright and spacious open-plan lounge, dining area, and kitchen flow seamlessly together, with the kitchen most recently upgraded by the owners to provide extensive storage, worktop space, and integrated appliances. The southerly aspects allow natural light to flood the space with breathtaking views over The Forth and the iconic Forth Bridges, while a convenient WC completes this level. The ground floor hosts four well-proportioned bedrooms, with the principal bedroom enjoying French doors opening directly onto a magnificent decked terrace. This outstanding outdoor space is perfect for entertaining, dining al fresco, or relaxing while taking in uninterrupted views of the River Forth. Beyond the deck lies a private lawned garden, bordered for seclusion and designed to complement the setting. A family bathroom with bath, WC, and wash hand basin and the added luxury of under floor heating completes the accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property is approached via a private driveway, providing excellent off-street parking and leading to a detached garage fitted with light and power, offering versatile use for vehicle storage, a home gym, or a workshop. The neatly maintained front garden, complete with an attractive patio area, enhances the home's kerb appeal and provides a pleasant spot for morning coffee or evening relaxation. Spacious wraparound lawns extend around the property, creating a safe and versatile outdoor environment ideal for children's play, gardening, and entertaining. Beyond the private garden boundary lies a beautifully maintained communal green space, offering additional room for recreation and a peaceful outlook that enhances the sense of openness and community.



Viewing

Please contact Neilsons on 0131 625 2222.





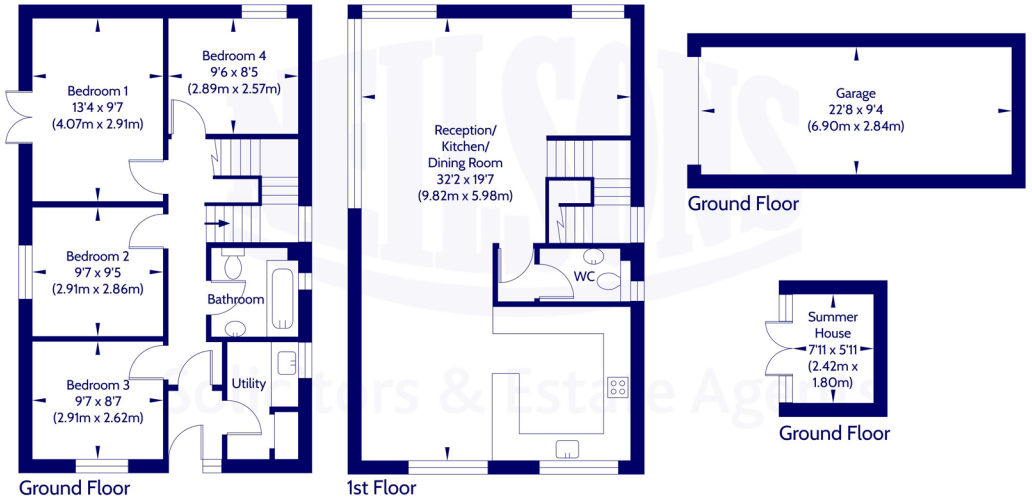
Location

The village benefits from its own railway station with direct connections to Edinburgh Haymarket, Edinburgh Waverley (approximately 18 minutes), and South Gyle (approximately 9 minutes), while nearby Inverkeithing provides further mainline links. Ferrytoll Park and Ride also offers regular services to Edinburgh International Airport. A wide variety of local amenities, restaurants, and scenic coastal walks are available within the village, alongside well-regarded primary schooling, with secondary education provided in nearby Inverkeithing.





Approx. Gross Internal Floor Area 117 Sq M / 1255 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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