



Morgans

PROPERTY

3 Ferry Barns Court, North Queensferry, KY11 1ET

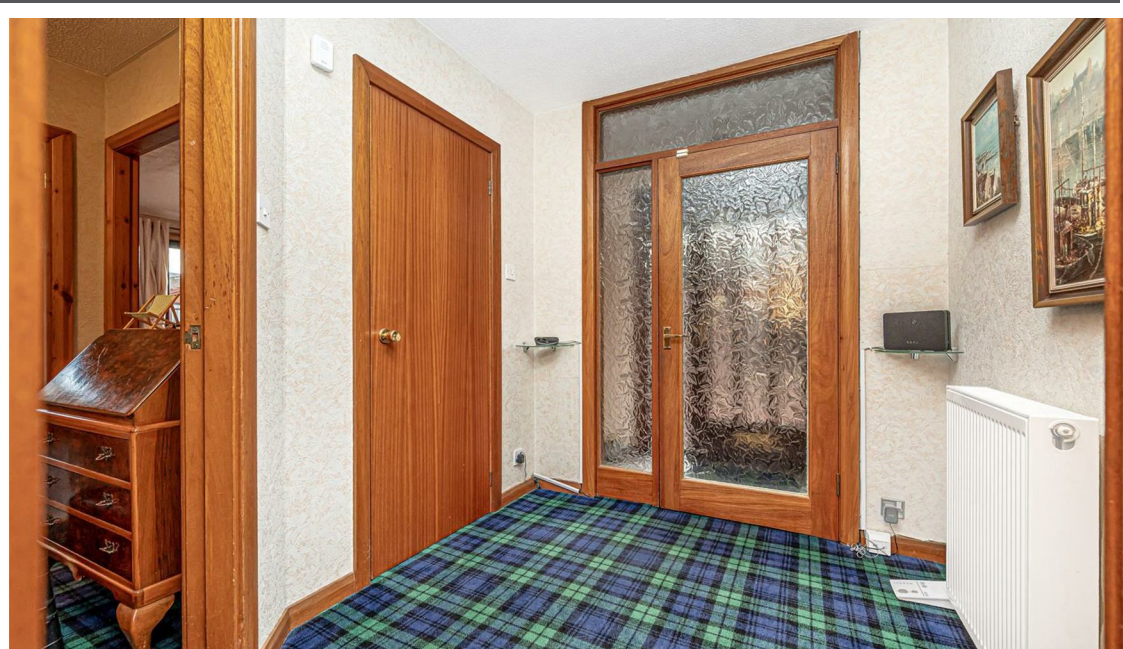
Offers Over £349,950







Lovely detached bungalow situated within a quiet Cul-de-sac setting with direct views of the Forth Bridges in the charming coastal village of North Queensferry with local amenities and a primary school close by. The property would ideally suit couples, families and commuters with excellent transport links by rail and road. The well presented accommodation comprises of an entrance vestibule, spacious lounge, feature conservatory and breakfasting kitchen. There are three bedrooms with four piece family bathroom. Access to attic. The property benefits gas central heating, double glazing, well maintained gardens to the front and rear with seating areas. There is a single detached garage and driveway for several cars.





LOCATION

The popular and sought after village of North Queensferry is situated on the northern shore of the River Forth. The village is proven popular with the commuter, as there is excellent access onto the M90 motorway and Forth Road Bridge as well as a railway station offering links to Edinburgh, Fife and beyond. The village of North Queensferry benefits from local amenities with local shops and primary schooling and also has the benefit of Deep Sea World, which has proven to be a popular tourist attraction.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





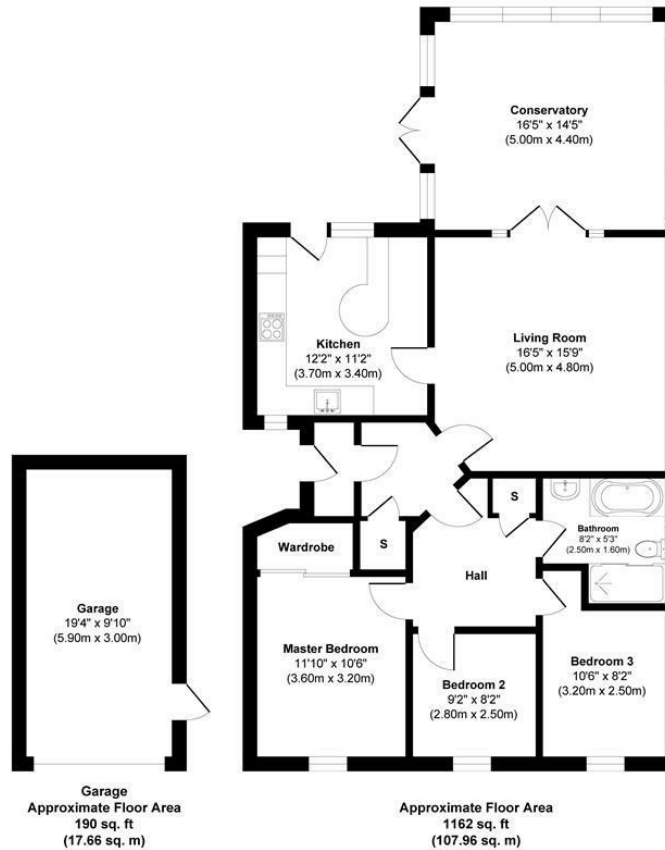




Morgans

PROPERTY

3 Ferry Barns Court



Approx. Gross Internal Floor Area 1352 sq. ft / 125.62 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

Zoopla.co.uk

onTheMarket.com

s1homes.com

naei | propertymark

PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.