



MAIN ROAD NORTH QUEENSFERRY | OFFERS OVER £185,000  
0800 999 1565  
[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

**AR**<sup>TM</sup>  
**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS



# MAIN ROAD

## NORTH QUEENSFERRY

£185,000

Occupying an exceptional location within the charming village of North Queensferry, this beautiful linked Semi Detached Cottage enjoys an elevated site with breathtaking panoramic views over the Firth of Forth towards the Forth Rail Bridge, Road Bridge & Queensferry Crossing beyond.

This delightful cottage is an excellent choice for a professional individual or couple, as well as a promising holiday or buy-to-let investment. Furthermore, the site offers exceptional potential for development, subject to the necessary planning permissions. Do not miss the chance to make this stunning property your own.

### DESCRIPTION

AMAZING RESULTS! Estate Agents are delighted to offer to the market this rarely available, unique semi detached cottage enjoying a prime setting within one of Fife's most highly sought-after coastal villages.

The property comprises a welcoming bright entrance hall that leads to a light and airy south-facing lounge. This inviting space not only offers fantastic uninterrupted views that will delight all who view, but also features a wood burning stove, perfect for cosy evenings. The stylish breakfast kitchen is equipped with contemporary base and wall-mounted units, complemented by coordinating work surfaces and splashbacks, making it a delightful area for culinary pursuits. A spacious double bedroom with built-in wardrobes also enjoys those stunning panoramic coastal views. A contemporary bathroom fitted with a classic white three-piece suite and an electric shower with a glazed screen over the bath. Additional benefits include electric heating and double glazing.

Occupying a peaceful, private setting in one of North Queensferry's most sought-after residential areas, this all-on-the-level Bungalow is a rare find. Early viewing is advised. Please call your local professional Estate Agent Colin Jenkins today for an appointment to view.

### LOCATION

No. 21 Main Road sits in a spectacular and commanding coastal setting in the popular Fife village of North Queensferry, with superb views across the Firth of Forth. The house is extremely convenient for commuting, with excellent links to Edinburgh, Dunfermline (approximately 5 miles away), Perth and Glasgow. The junction to the M90 is less than 2 miles away, with the Queensferry Crossing situated about a mile beyond.

North Queensferry railway station is on your doorstep and is on the Edinburgh and Fife Circle Line, with easy commuting to Edinburgh Haymarket, Edinburgh Waverley (journey time less than 25 minutes), South Gyle and Edinburgh Gateway from where there is a tram to the airport. Edinburgh International Airport is within about 13 miles and the Central Belt motorway network is within easy reach.

The historic village of North Queensferry boasts a picturesque coastal setting on the northern shore of the Firth of Forth. There are a range of amenities which include an excellent small primary school, nursery and local shop which caters for day-to-day requirements, whilst South Queensferry and Dalgety Bay, with Tesco and Asda supermarkets, are only a short drive away. Dunfermline city is approximately 5 miles to the West offering a wider variety of shops and other amenities. Hotels and award-winning restaurants including The Wee Restaurant (Michelin recommended) and social amenities are within walking distance. The popular Deep Sea World is located here and cafes include Rankin's which is located on the main street with the Hilton Hotel nearby that's great for drinks and a nice meal. The Fife Coastal Path is ideal for walkers and runners including pleasant beach and coastal walks and a network of cycle paths.

### KEY FEATURES

- \* Linked Semi Detached Bungalow
- \* Magnificent Views!
- \* Sought-After Coastal Village
- \* Lounge With Feature Wood-Burning Stove
- \* Fitted Kitchen/Breakfast Room
- \* Double Bedroom (Built-in Wardrobes)
- \* Bathroom (Shower)
- \* Electric Heating & Double Glazing
- \* Private enclosed gardens

### GARDENS

Outside, the private split-level garden at the rear provides a tranquil retreat, complete with a side access gate and a path leading to the front entrance. A covered terrace at the front is ideally positioned to enjoy the outdoor space and the magnificent views. There's a good-sized summerhouse measuring approx 3.81m x 2.07m (12'5" x 6'9") with power and light. Ample street parking is available in the vicinity, adding to the property's appeal.

### EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances and summerhouse is included in the sale price.

### INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

### GET THE BEST MORTGAGE DEAL

Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. It's fee-free independent mortgage advice that could save you time and money. Call one of our expert mortgage advisers now and in just 30 minutes get a mortgage in principle. 0800 999 1565.

### WHAT'S YOUR HOME WORTH?

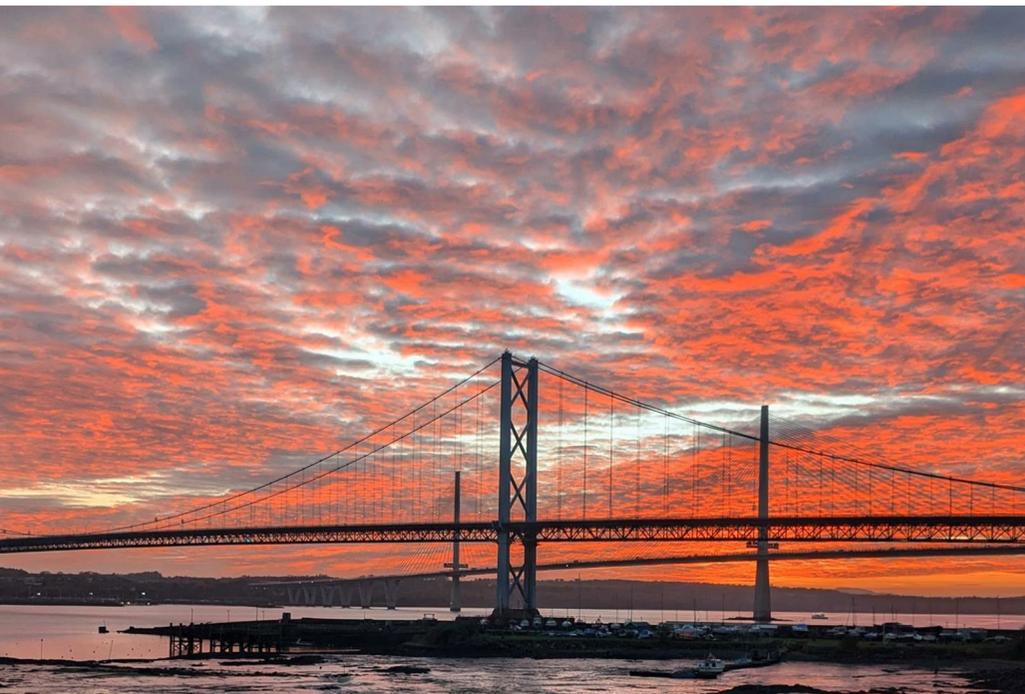
Expert advice and free property valuation. Book a no obligation valuation with your local Professional Estate Agent, Colin Jenkins. 01383 699 000. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

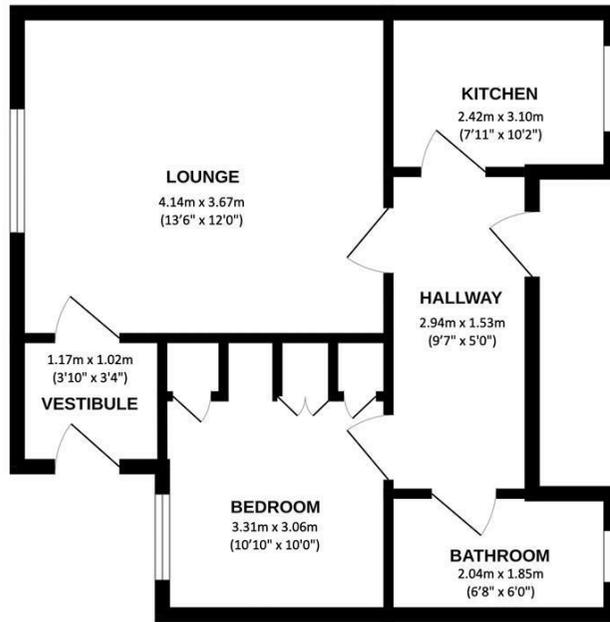
### LOOKING FOR A GREAT SOLICITOR QUOTE?

Get the best solicitor/conveyancing fees for buying or selling a house. Call now and see how much you could save. Fixed Fees Guaranteed. Get a free quote today. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com). 01383 699 000.

\*Award-Winning Estate Agents with over 130+ Google 5-Star customer reviews. \*We're open until 8pm, 7 days a week when other Agents are closed! \*We've helped thousands of people find their dream home, so whatever your reason for moving, we're here to guide you every step of the way.

AMAZING SERVICE. AMAZING RESULTS!™





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mergo ©2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC	<b>71</b>	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	EU Directive 2002/91/EC	<b>82</b>	<b>88</b>



To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.