



Morgans

PROPERTY

29 Carlingnose Point, North Queensferry, KY11 1ER

Offers Over £530,000







****CLOSING DATE WEDNESDAY 29 JUNE 2022 @ 2PM**** We are delighted to be marketing this deceptively spacious executive detached villa spread over three levels. The property is positioned within an enviable corner plot within a cul-de-sac with monbloc driveway giving access for several vehicles leading to double garage. The property is well maintained and beautifully presented with partial views of the Bridges from the upper levels. The accommodation briefly comprises entrance vestibule, reception hall with storage, shower room, breakfasting kitchen and utility room. Well appointed office together with spacious lounge leading to feature conservatory. On the first floor an impressive dining room/family room. providing versatility with balcony. On the top floor four double bedrooms with master en-suite and family bathroom. There are lovely gardens and grounds fully enclosed providing a child and pet safe environment. Patio and seating areas. The property is double glazed with gas central heating.





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 shop with Post Office 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

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











SOLICITORS | PROPERTY

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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.