



Morgans

PROPERTY

22 Inchcolm Drive, North Queensferry, KY11 1LD

Offers Over £355,000



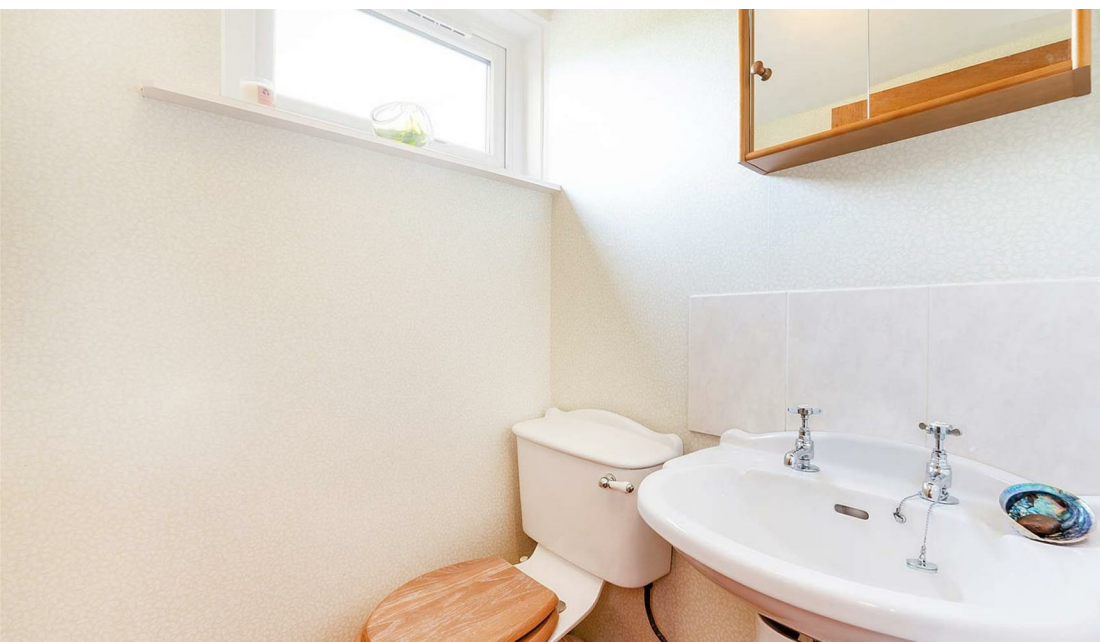








We are delighted to be marketing this substantial family villa quietly situated at the end of a cul-de-sac within the village and boasting superb un-spoilt views towards the Forth Bridges and River Forth. The property benefits from excellent outdoor space with mature gardens to the front, side and rear, fully enclosed providing a child and pet safe environment with patio and seating area and well established plants and trees. The driveway gives access for several vehicles leading to tandem garage. The accommodation is well presented and briefly comprises entrance hallway, storage and w.c. Lounge leading to dining room and breakfasting kitchen. On the upper level there are four bedrooms and family bathroom. The property is double glazed with gas central heating and the added feature of solar panels making this villa economical in running costs. New double glazing in the last few years.





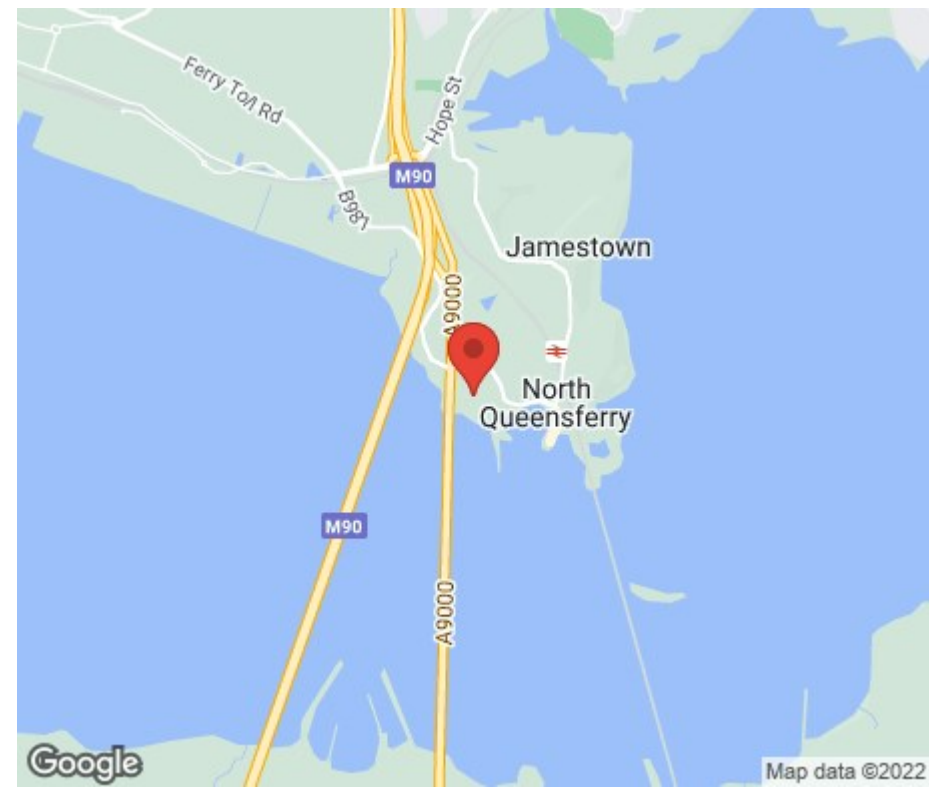


## LOCATION

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 ,two greenhouses and wooden shed.







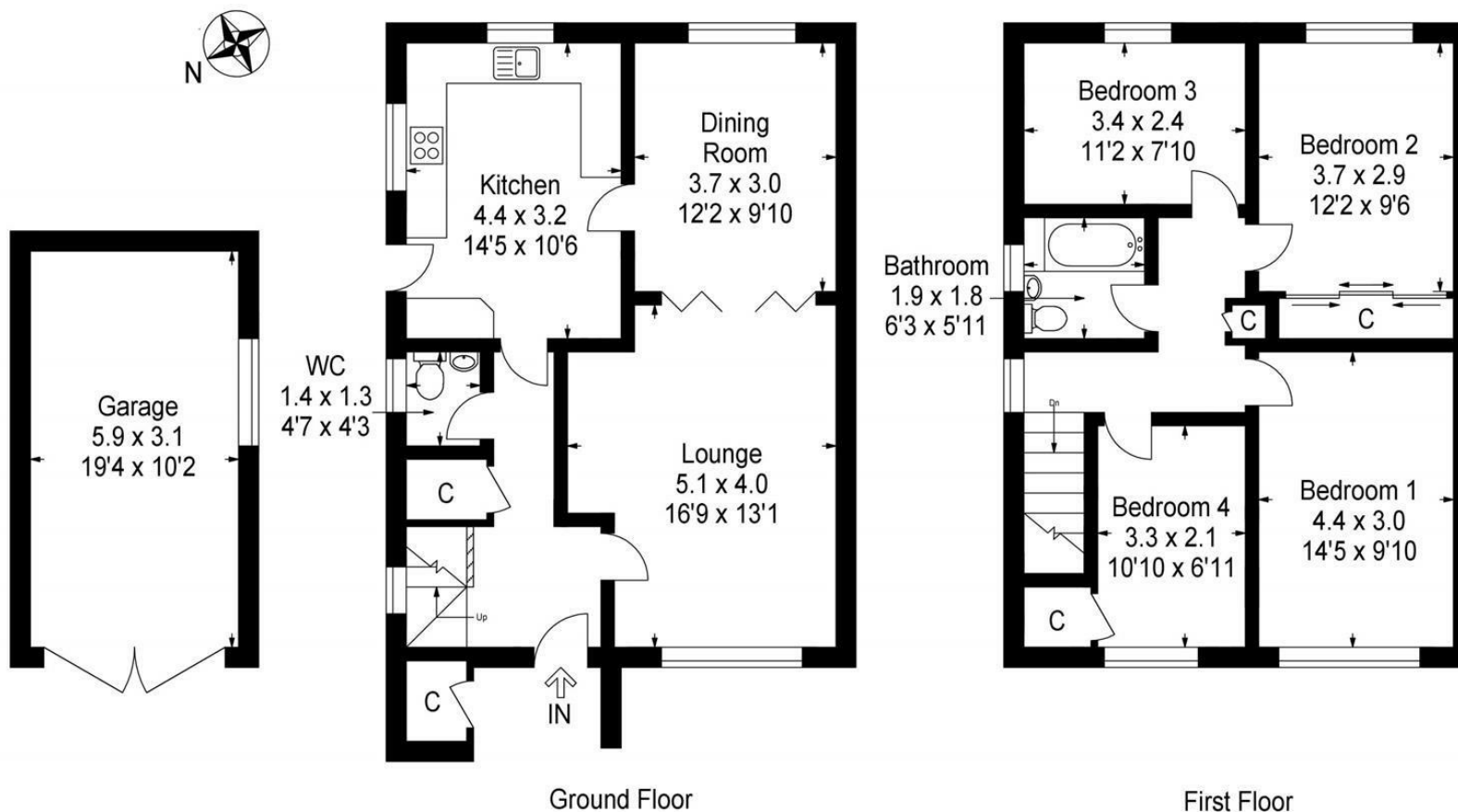












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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