NEWHAVEN HOUSE

MAIN ROAD, NORTH QUEENSFERRY, INVERKEITHING, FIFE, KY11 1HA

savills

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Superb family home overlooking the West Sands, Firth of Forth and Forth Rail / Road Bridges

Outstanding coastal location with house and garden overlooking the West Sands, superb kitchen overlooking sitting room
Sea views from all bedrooms and reception rooms

Off street car parking lift and stair access to house, south facing terrace
Regular train services from North Queensferry into Edinburgh
Moorings available nearby through the local boat club

Entrance hallway, dining area, sitting room
Elevated kitchen, 2nd floor sitting room, 4 bedrooms (1 en suite)
WC and utility room

EPC = C

Savills Edinburgh
Wemyss House
8 Wemyss Place, Edinburgh
EH3 6DH
0131 247 3738
edinburghresi@savills.com

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SITUATION

Newhaven House sits in a superb plot overlooking the West Sands Bay on the Firth of Forth estuary. It is very conveniently positioned for commuting to Edinburgh, Dunfermline, Perth and even to Glasgow. The junction to the M90 and Queensferry Crossing is about 1 mile away.

The village railway station is on the Edinburgh and Fife Circle line, with journey times of about 17 minutes to Edinburgh Haymarket, 25 minutes to Edinburgh Waverley and 10 minutes to South Gyle. Mainline connections are available at nearby Inverkeithing, and there are Park and Ride facilities at Inverkeithing and Ferrytoll with excellent bus connections to Edinburgh Airport and throughout Scotland. Edinburgh International Airport is within 11 miles and the central belt motorway network is in easy reach.

North Queensferry is a peaceful village offering a range of amenities which include a primary school, convenience store, several hotels, restaurants including The Wee Restaurant and public houses. Nearby Dunfermline and Inverkeithing provide secondary schooling and a wide range of retail, business and leisure facilities. There is a school bus service from North Queensferry for Mary Erskine and Stewart's Melville schools, which is used by several local residents.

The Fife Coastal Path nearby is ideal for walkers and runners. The North Queensferry Boat Club is a haven for sailing and boating and golfers are also well catered for with a number of golf courses in the surrounding area, the nearest being at Aberdour and Pitreavie with St Andrews only an hour by car.

DESCRIPTION

Newhaven House sits on a fantastic waterside plot with views from almost every room. The house was built in c.1980 and faces south towards South Queensferry. At street level there is a large car port with stairs and a lift down to the ground floor and front door to the property. The main accommodation is reached by a vestibule which has a WC located off. The accommodation is split level within the house and on the ground floor is a dining room and three bedrooms, all of which look out over the bay. Adjacent to the bedrooms is a family bathroom and at the end of the corridor is a utility room, which is tiled and has a back door out to the garden.

Situated above the sitting room and down a few stairs is the galleried kitchen. This is fitted with modern units with quartz worktop and stainless steel sink. There is plenty of worktop space and integrated appliances which include: an under unit fridge, dishwasher, warming drawer, oven, microwave and induction hob, all by Siemens, and a Bosch fridge and freezer and AEG extractor fan.

Below the kitchen is a family room with a door out to the patio. On the top floor is a generous sitting room with bay window over the bay. The views from here are spectacular and far reaching. The master bedroom is also situated on the top floor and has an en suite shower room.

The garden wraps around all sides of the house and there is plenty of space on the terrace for an outdoor dining area. The garden faces south and gets sun for the best part of the day.

DIRECTIONS

From Edinburgh and the south travel north on the A90 over the Forth Road Bridge. Take the first exit left, following the signs for North Queensferry, and then at the roundabout take the B981 which leads under the Forth Road Bridge and into North Queensferry. Follow the main road and the entrance to Newhaven House can be found by the car port on the right hand side.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, gas, electricity and drainage.

Local Authority & tax band

Fife Council Tax Band G.

Conservation Area and Listing

Newhaven House is within the North Queensferry Conservation Area.

Fixtures & Fittings

Light fittings and all white goods are to be included within the sale. Curtains are available by separate negotiation.

Solicitors

W & AS Bruce. 80 St Margaret Street, Dunfermline, Fife, KY12 7PE.
Tel: 01383 738 000.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

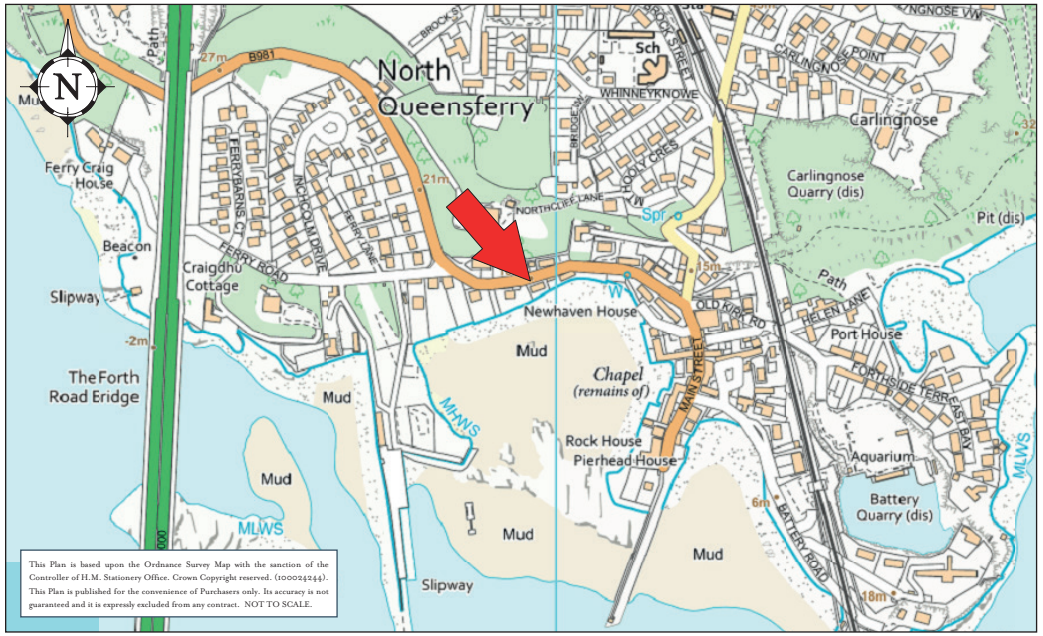
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

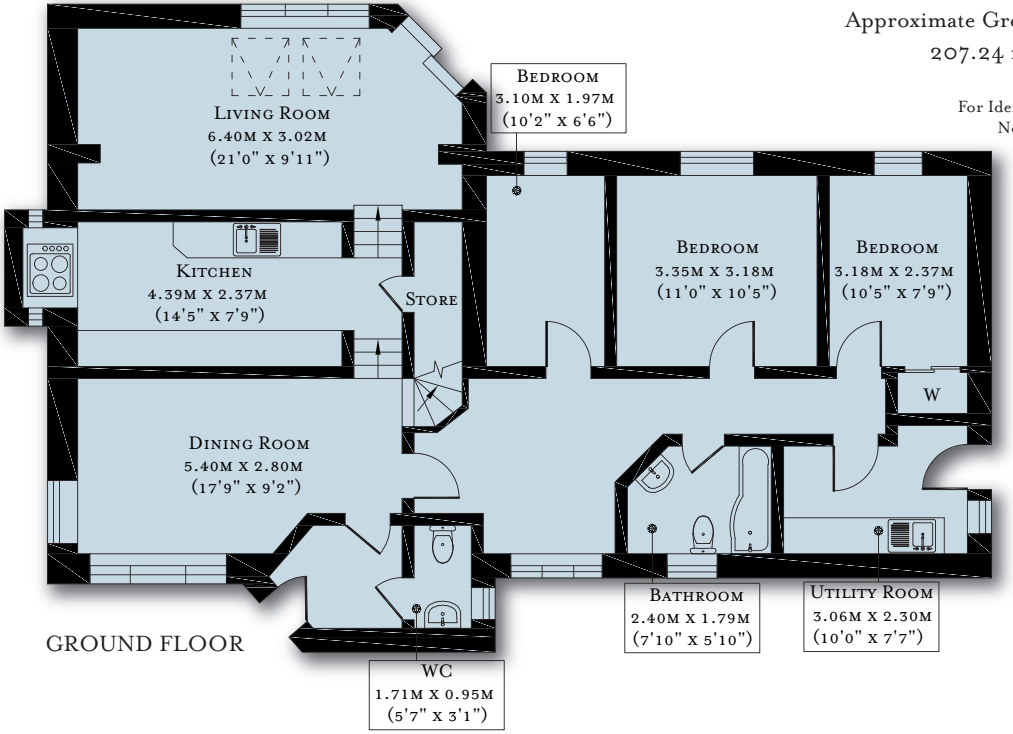
Photographs dated: March 2019.

19/03/25 [AT]

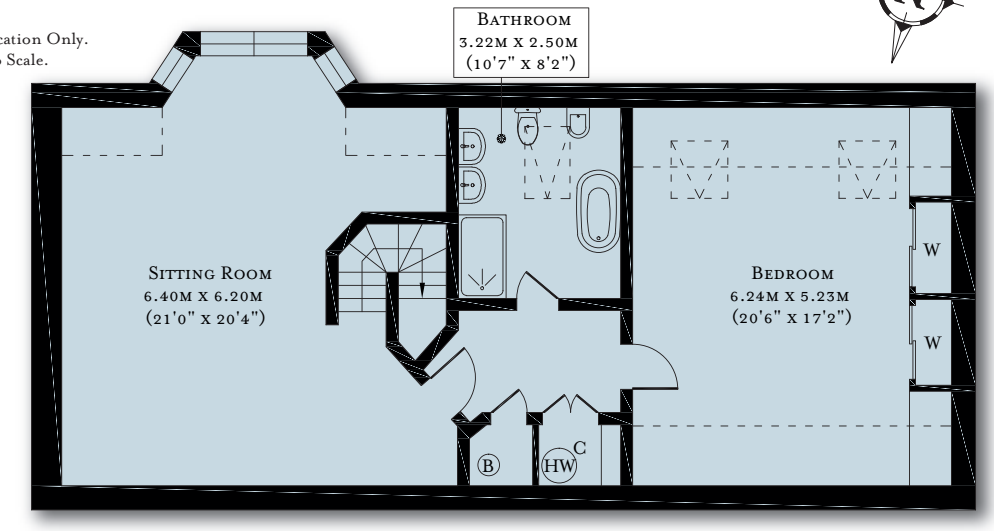


Approximate Gross Internal Floor Area:
207.24 m² (2230 sq ft)

For Identification Only.
Not To Scale.



GROUND FLOOR



FIRST FLOOR

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