



19 CARLINGNOSE POINT

NORTH QUEENSFERRY



Savills Edinburgh

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DISTANCES

North Queensferry Railway Station 0.2 miles, Edinburgh City Centre 14 miles,
Edinburgh Airport 12 miles



19 CARLINGNOSE POINT

NORTH QUEENSFERRY, INVERKEITHING, KY11 1ER

Contemporary family house in stunning setting overlooking the Forth Bridges

Modernised family house with 4/5 bedrooms

Outstanding cliff top setting with views over Firth of Forth

Excellent commuting links into Edinburgh

Only about 350 metres from railway station

Private gardens and integral double garage

Kitchen / Dining Room, Sitting Room, Family Room,
Dining Room / Office, Utility Room.

Principal Bedroom Suite with Shower Room, 3 Further Bedrooms,
Family Bathroom.

Integral Double Garage. Garden Shed.

EPC = C

Situation

19 Carlingnose Point sits in an outstanding cliff top setting in the popular village of North Queensferry, with iconic views over the Firth of Forth encompassing all three bridges. It is very conveniently positioned for commuting to Edinburgh, Dunfermline, Perth and Glasgow. The junction to the M90 is about a mile away with the Queensferry Crossing beyond.

The North Queensferry railway station is about a 350 metre walk. The station is on the Edinburgh and Fife Circle Line, with easy commutes to Edinburgh Haymarket, Edinburgh Waverley, South Gyle and Edinburgh Gateway from which there is a tram to the airport. Main line connections are available at nearby Inverkeithing, and there are Park and Ride facilities at both Inverkeithing and Ferrytoll. Edinburgh International Airport is within about 12 miles and the Central Belt motorway network is within easy reach.

North Queensferry is a peaceful village offering a range of amenities which include a primary school, nursery, convenience store, pubs, several hotels and restaurants including The Wee Restaurant. 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 the sailing set and golfers are also well catered for with a number of golf courses in the surrounding area, the nearest being at Aberdour and Pitreavie.

Description

19 Carlingnose Point is a superb family home offering spacious and open plan accommodation which was recently upgraded throughout by the current owners. It was originally built by Manor Kingdom in 1998. The house sits in a stunning setting with panoramic views over the Firth of Forth with all three bridges in view. The living accommodation is all set on one level, with an internal staircase leading down to the integral double garage below.

Stone steps lead up through the front garden to the front door of the house. The entrance hall has beautiful engineered wood parquet flooring throughout. The sitting room overlooks the front of the house and has double glass doors from the hall leading into it, and a gas fire with white marble mantelpiece. The most spectacular view in the house comes from a large window in the dining room which sits off the main hall. This is currently used as a home office.

The kitchen / dining room also offers a fantastic view, overlooking the front garden with the Firth of Forth as a backdrop. The kitchen area is fitted with cabinets and counters and has an island unit with granite surfaces. Appliances include an AEG American style fridge freezer, Siemens dishwasher, Bosch microwave, Siemens oven and grill, and Bosch induction hob. The dining area has a large window to make the most of the views. The adjacent family room is accessed through glass doors giving it a bright open plan feel. A glass sliding door then opens into the garden. Off the kitchen there is also a utility room with Hotpoint washing machine, Hotpoint tumble dryer, clothes pulley and a door leading out to the side of the house where there is a patio with fitted clothes lines.

The principal bedroom has fitted wardrobes, and an en suite shower room. There are three further bedrooms, all with fitted wardrobes. The family bathroom has a bath and separate shower. There is also a linen cupboard which houses the boiler, and a cloak cupboard off the front entrance vestibule. Stairs from the entrance hall lead down to the integral double garage.

The enclosed clifftop gardens to the rear of the house, are beautifully presented and offer exceptional views. There is a generous paved terrace which provides a great spot for the outdoor entertaining of guests, and a large established pergola. The garden has an open lawned area leading up to the fence at the foot of the garden, as well as a wood-chipped play area for children. The gardens are surrounded and interspersed with well stocked flower beds offering a large variety of young and mature shrubs and trees. A timber decked area offers good space for barbecuing, and also has a garden shed on it. To one side of the house there is a large drying area, and the other has a path leading to a lean-to for storage. To the front of the house there are two off-street parking areas, one of which gives access to the garage. There is also extensive external LED lighting.

Directions

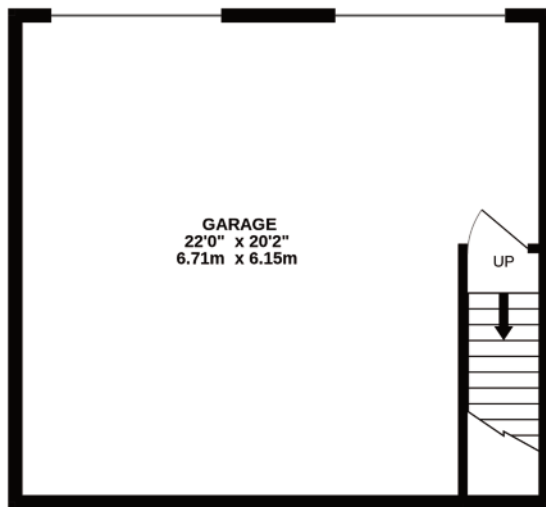
From Edinburgh travel north on the A90 over the Forth Road Bridge. Take the first exit left, following the signs for Inverkeithing, and then continue under the M90 and past the Ferrytoll Park and Ride, before taking the first right onto Ferryhills Road. Follow the road over the hill into North Queensferry before turning left on to Carlingnose Point. Follow the drive straight onto the private section of the road, and No.19 is the second house on the left.





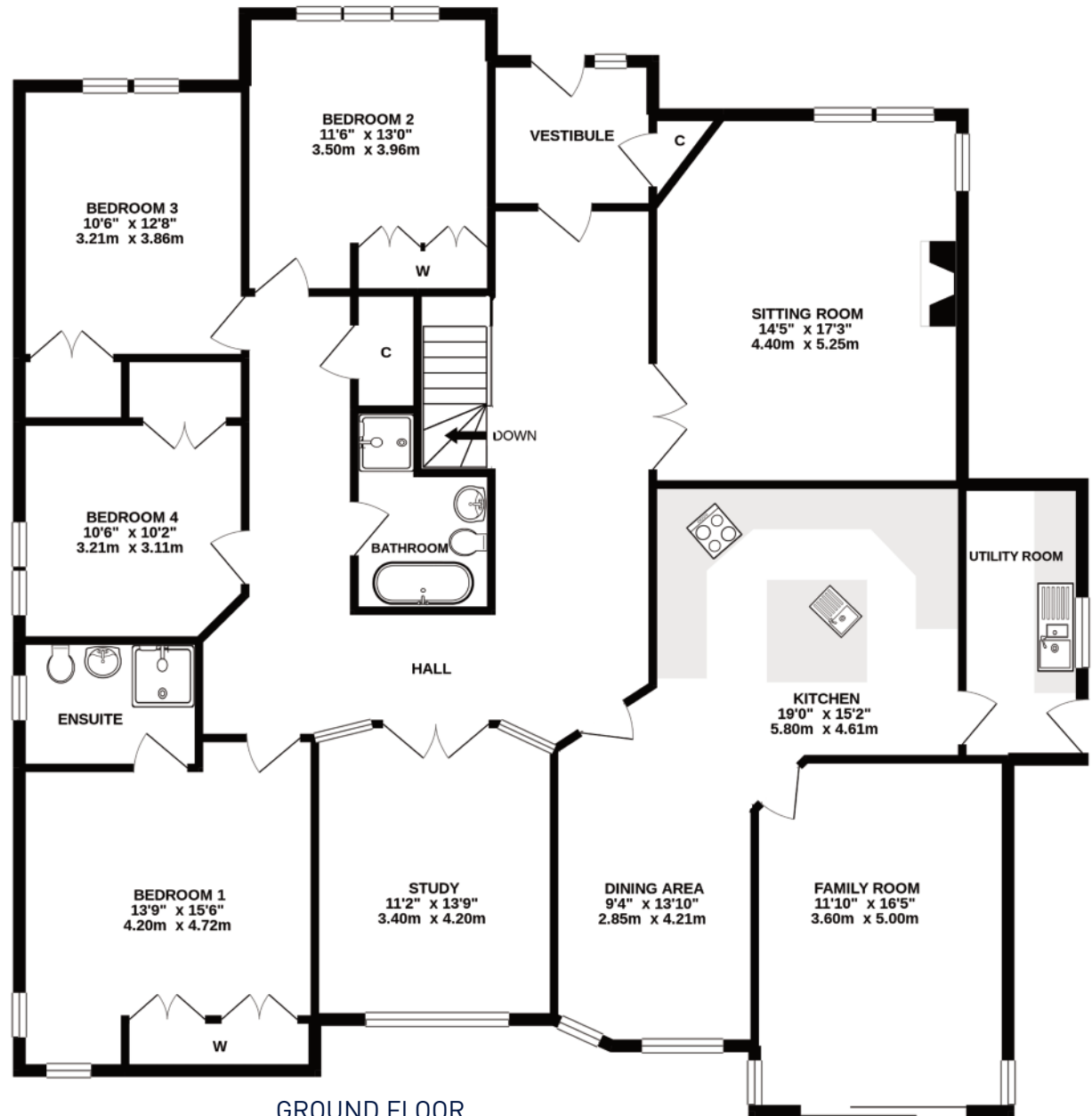






LOWER GROUND FLOOR

2,614 SQ FT – 245.4 SQ M



GROUND FLOOR





General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, gas and electricity. Private pipe leading to mains drainage.

Local Authority & tax band

Fife Council tax band G

Access

The access road between 19 Carlingnose Point and the public road is privately owned by the five properties that use it. Maintenance is shared according to usage.

Fixtures & Fittings

All fitted curtains, carpets, light fittings and white goods are included in the sale.

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.

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