





McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

Pierhead House

PIERHEAD, NORTH QUEENSFERRY, FIFE, KY11 1LA

PIERHEAD// NORTH QUEENSFERRY

FIFE // KY11 1LA

North Queensferry is a delightful village located upon Fife's most southerly point. It lies approximately 10 miles from Edinburgh making this an ideal commuter base for those traveling to the city. North Queensferry is home to one of the largest and most popular public aquarium, Deep Sea World. There is a good selection of eateries including a small, family run establishment called the Wee Restaurant, which has been awarded a Michelin Guide 'Bib Gourmand' and was named best eating place in Scotland by The Independent. There are three hotels and several B&B's and a local café within the village. There is a local primary school, a community center, a local store and a railway station all within the village.





KITCHEN AREA



TRADITIONAL FOUR BEDROOM FAMILY HOME // EARLY VIEWING RECOMMENDED









Part Exchange available. We are delighted to offer for sale this four bed detached period property, presented to the market in excellent order throughout. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owner has looked after this beautiful home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to an excellent standard throughout.

In more detail, through the front door you are met with a large bright kitchen, dining, family room, the kitchen comes with floor units, electric hob, cooker hood, oven, integrated dish washerand fridge freezer. The separate island also provides ample storage and doubles as a breakfasting area. The large dining, family area offers fantastic furniture configurations and allows for free standing furniture. The bathroom on this floor comes complete with stand alone bath, wash hand basin with vanity storage, w/c and TV. Access to the decked area with an awning is also from the kitchen.

On the lower level, the tastefully decorated games room really shows how versatile the rooms in this property can be. The current set up allows for a snooker table and projector (not included in sale) making this room exceptionally guest friendly. Access to the back garden is also from this area.

The fully tiled utility/shower room complete with walk in shower, wash hand basin, w/c and towel rail complete the lower level.

On the upper level you will find the first of four good sized bedrooms, generous in space, with storage and allowing for additional free standing furniture. The living area is currently being used as a home office and a separate library, bi folding doors allow you to separate these rooms or keep it as one large room. There is also the benefit of a multi fuel stove. The fully tiled third bathroom with shower from mains, wash hand basin, w/c and towel rail, complete this level.

On the top level a further three bright and airy bedrooms can be found, all offering excellent furniture configurations and space for free standing furniture.

The back garden is laid to lawn and also benefits from a separate decked area and garden shed. The views from the garden are truly fantastic and stretch out right across the Forth in either direction.

Early viewing is recommended of this fabulous property to avoid disappointment.
















PIERHEAD HOUSE

LIBRARY //
POOL ROOM //
STUDY //
DINING ROOM //
CINEMA ROOM






BEDROOMS



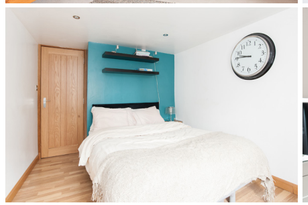




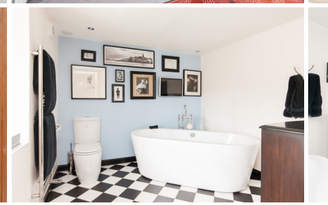






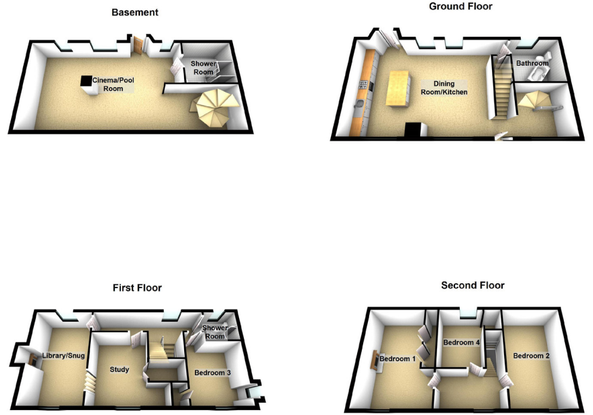








SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

BASEMENT

Cinema/Pool Room	10.97m (36') x 4.68m (15'4")
Shower Room	2.44m (8') x 2.35m (7'9")

GROUND FLOOR

Dining Room/Kitchen	10.92m (35'10") x 5.03m (16'6")
Bathroom	2.61m (8'7") x 2.39m (7'10")

FIRST FLOOR

Shower Room	1.74m (5'8") x 1.68m (5'6")
Study	3.81m (12'6") x 2.96m (9'8")
Bedroom 3	3.29m (10'10") x 2.83m (9'3")
Library/Snug	5.17m (16'11") x 3.08m (10'1")

SECOND FLOOR

Bedroom 1	5.39m (17'8") x 3.77m (12'4")
Bedroom 2	5.35m (17'7") x 3.13m (10'3")
Bedroom 4	3.37m (11'1") x 2.00m (6'7")

GROSS INTERNAL FLOOR AREA (m^2) - 203 m^2

EPC - D



© Crown Copyright License No. 100047474









McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer