



**Stevenson Marshall**  
Property & Law

72 Brock Street  
North Queensferry, KY11 1JD

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## 72 Brock Street, North Queensferry

Rarely available, a well proportioned end terraced villa with impressive mature gardens, garden workshop/home office and impressive views of the Queensferry Crossing.

There is a good internal layout which includes a reception hallway, lounge, modern dining kitchen, upper landing, three double bedrooms and bathroom.

Gas central heating is installed with double glazed windows, fresh décor, luxury carpets and excellent storage throughout.

Entrance hallway

Lounge:- 4.27m x 3.48m (14'0 x 11'5)

Dining kitchen:- 6.38m x 3.00m (20'11 x 9'10)

Upper landing

Bedroom 1:- 3.60m x 3.21m (11'10 x 10'7)

Bedroom 2:- 4.41m x 2.53m (14'6 x 8'4)

Bedroom 3:- 3.34m x 3.33m (11'0 x 10'11)

Bathroom:- 2.44m x 1.86m (8'10 x 6'2)

Workshop:- 4.34m x 2.57m (14'3 x 8'5)

The impressive gardens feature a host of flower beds, lawn section, timber garden shed, decking, peaceful aspect and workshop/home office (with power, light and window).

The historic village of North Queensferry boasts a picturesque coastal setting on the northern shore of the Firth of Forth. There is an excellent small primary school, local shop, award winning restaurant, hotels and social amenities. It is steeped in history and accommodates many high calibre executive homes. Regular bus services operate from the village whilst commuters travel to Edinburgh via the Forth Road Bridges and M90 motorway for travel north and south. There is a railway station within walking distance with frequent service to Edinburgh (journey time less than 25 minutes) and Dunfermline City Centre is approximately 5 miles away.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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