



**Stevenson Marshall**  
Property & Law

'Andor', 4 Ferry Lane, off Main Street  
North Queensferry, KY11 1HB

Offers in the region of £169,995

*Andon, 4 ferry Lane, Main Street, North Queensferry*

A traditional detached bungalow with a flexible layout with large mature garden plot and garage to rear.

The layout includes an entrance vestibule, reception hallway, lounge, three good sized bedrooms, breakfasting kitchen, bathroom, upper landing and bedroom/family room.

Partial gas central heating is installed with both single and double glazed sash and case windows, period features and excellent storage throughout.







## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge

3.68m x 4.92m (12'1 x 12'10)

Bedroom 1

3.79m x 3.69m (12'5 x 12'1)

Bedroom 2

4.05m x 2.61m (13'3 x 8'7)

Bedroom 3

3.30m x 3.60m (10'10 x 11'10)

Kitchen

4.02m x 3.04m (13'3 x 10'0)

Bathroom

2.54m x 1.78m (8'4 x 5'10)

Upper landing

Bedroom/family room

4.20m x 3.63m (13'9 x 11'11)



## *Andor, 4 Ferry Lane, Main Street, North Queensferry*

The extensive garden ground boasts a host of flower beds, shrubs, trees, lawn and patio area. The garage and long driveway provide ample off street parking for several vehicles.

The historic village of North Queensferry enjoys 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 Bridge 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.

Following Main Street in a southerly direction towards the village, turn right into Ferry Road. Before the right hand turn into Ferry Barns Road, turn right into Ferry Lane. Access to the rear of Andor can be found on the right as indicated by our for sale board.

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.

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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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