



**Stevenson Marshall**  
Property & Law

7 Mount Hooly Crescent  
North Queensferry, KY11 1JW

Offers in the region of £219,950

## *7 Mount Hooley Crescent, North Queensferry*

A bright and spacious semi-detached villa with spacious accommodation over three floors, mature garden grounds and superb panoramic views to Forth Bridges.

There is a flexible internal layout which includes an entrance vestibule, reception hallway, lounge, dining kitchen, downstairs bedroom, first floor landing provides access to two further double bedrooms, (both with original fireplaces) family bathroom and an impressive attic bedroom is located on the top floor.

Gas central heating is installed with large double glazed windows, fresh decor, excellent storage and many features throughout.







## Room sizes and accommodation

### Ground floor

#### Entrance vestibule

1.47m x 1.33m (4'10 x 4'4)

#### Reception hallway

#### Lounge

4.49m x 3.55m (14'9 x 11'8)

#### Dining kitchen

3.23m x 3.30m (10'7 x 10'10)

#### Downstairs bedroom

3.41m x 2.67m (11'2 x 8'9)

### First floor

#### Bedroom 3

4.47m x 3.09m (14'8 x 10'2)

#### Bedroom 4

2.88m x 2.79m (9'5 x 9'2)

#### Bathroom

1.87m x 1.99m (6'2 x 6'6)

### Top floor

#### Master bedroom

4.25m x 4.20m (13'11 x 13'10)



## 7 Mount Hooley Crescent, North Queensferry

The attractive gardens boast maximum privacy, large trees, flower beds, shrubs, feature steps, well-manicured lawn, vegetable patch, drying facilities, shed and small garden pond.

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.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000



## 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.

espc rightmove



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.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline  
[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)