



Stevenson Marshall
Property & Law

5 Mount Hooly Crescent
North Queensferry, KY11 1JW

Offers in the region of £199,950

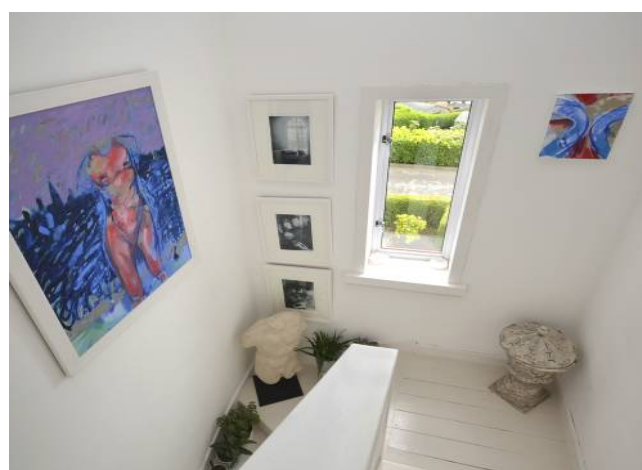
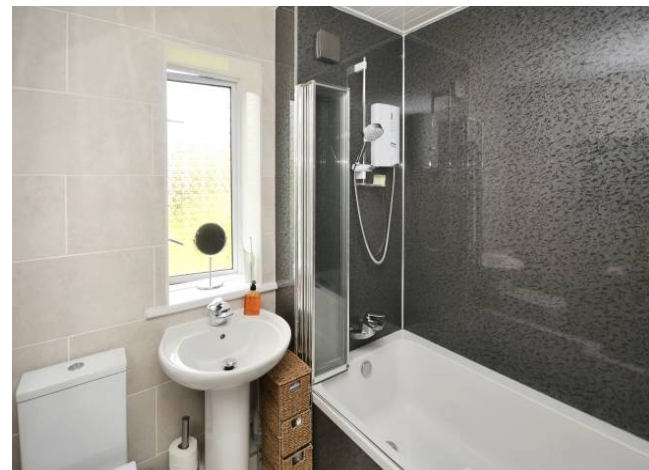
5 Mount Hooley Crescent, North Queensferry

Immaculate throughout, a bright and spacious semi detached villa with superb panoramic views to Forth Bridges.

There is a flexible internal layout which includes an entrance vestibule, reception hallway, dining lounge, breakfasting kitchen, downstairs double bedroom, upper landing, two further double bedrooms and contemporary bathroom.

Gas central heating (Worcester boiler) is installed with large double glazed windows, excellent storage, fresh decor, period features, natural timber flooring to stair case and upper floor and floored attic (with power and pull down Ramsey Ladder).





Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge

4.97m x 3.29m (16'4 x 10'9)

Kitchen

3.86m x 3.22m (12'8 x 10'6)

Downstairs bedroom

3.36m x 3.05m (11'0 x 10'0)

Upper landing

Bedroom 2

4.39m x 3.01m (14'5 x 10'11)

Bedroom 3

4.06m x 3.89m (13'4 x 12'9)

Bathroom

1.96m x 1.91m (6'5 x 6'3)

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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.

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