



Stevenson Marshall
Property & Law

Shoreland, Main Road
North Queensferry, KY11 1HA

Offers over £699,950

Shoreland, Main Road, North Queensferry

An impressive eco-friendly detached villa with separate studio apartment, enjoying a truly spectacular waterfront setting with uninterrupted views of all three Forth Bridges.

The main house features a flexible internal layout which includes, on ground floor level, an entrance vestibule, reception hallway with open plan sitting room, inner hallway, two adjoining double bedrooms (one with walk on balcony), single bedroom and luxury four-piece bathroom.





The lower floor provides access to a dining room (with log burning stove), open plan breakfasting kitchen, inner hallway, utility room, two further bedrooms (one with sitting room off) and contemporary shower room. The floor area of the main house is 180 sqm.

There are large double glazed windows installed, gas central heating, fresh décor, natural timber flooring, flexible layout, excellent storage throughout and discrete solar panels.



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Worth highlighting are the beautiful waterside gardens, which offer a host of wild flowers, wonderful river views, shrubs, mature trees, pathways, vegetable patch, patio areas, an abundance of wildlife and access to a small sandy beach. A car port at street level (with electric car charger) provides ample off-street parking for two vehicles.

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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