



21 Inchcolm Drive, North Queensferry, Fife KY11 1LD

Four-Bedroomed Detached Family Home

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Property Description

Bright and spacious, four-bedroom, modern detached family home, with gardens and garage, located in the picturesque residential area of North Queensferry, Fife.

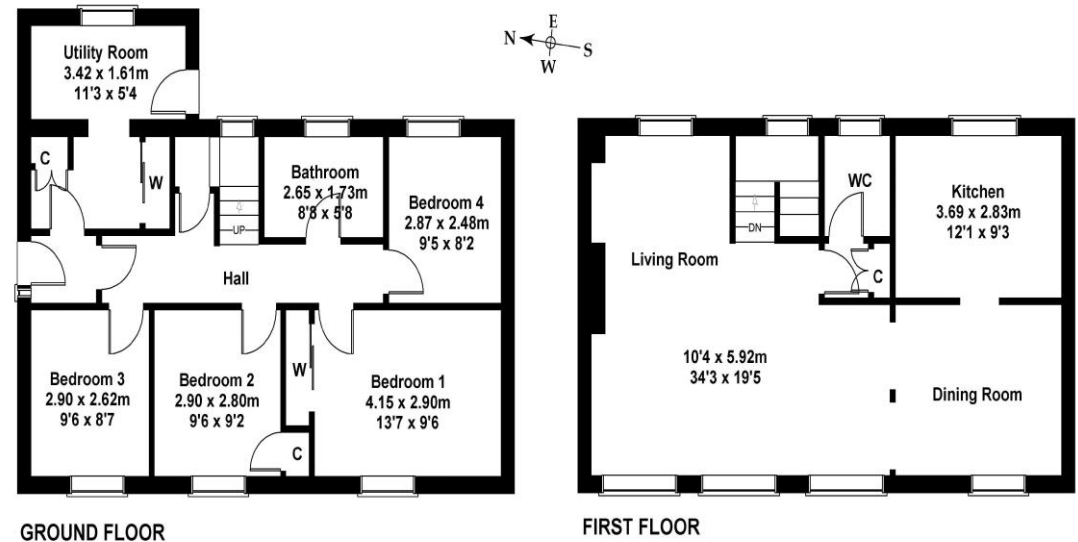
The accommodation comprises a vestibule and entrance hallway, open plan living/dining room, breakfasting kitchen, four bedrooms, utility room, family bathroom and WC. Highlights include a quality fitted kitchen with integrated appliances, excellent storage provision, and views over the Forth.

Externally there is an enclosed rear garden with patio area and raised planting beds, with garage and driveway for four cars to the front. The entrance vestibule gives access to the hallway and a utility area, with built-in cupboard and wardrobe space, and doorway to the garden.

The bright and spacious, dual aspect, open plan living/dining room is situated on the first floor and comprises recessed downlighting, gas fire and surround, TV and phone points, views over the Forth, and leads to the dining area through two archways. Set off the dining area, the modern fitted breakfasting kitchen features integrated electric double oven, 5-ring gas hob, extractor canopy, dishwasher and fridge, and a fitted breakfast table. Additionally, the first floor comprises a WC with loft access panel.

Set off the end of the ground floor hallway, front-facing bedroom one is a well-proportioned double room with TV and phone points, built-in wardrobes and fitted dressing table unit. Additionally, there are another two good-sized bedrooms, one with built-in cupboard space, and a fourth bedroom, currently used as an office.

Finally, the family bathroom features a mixer shower, fitted cabinets, wall mirror and is fully tiled throughout.



Area Description

North Queensferry is a historic residential community attractively located on the Firth of Forth, between the Forth Road and Rail Bridges. The centre of the village is a designated conservation area; there are a number of local pubs and restaurants, with places of natural beauty and coastal walks to be enjoyed, with stunning views of the Forth bridges. The village has a primary school, shopping facilities for day to day

necessities, with nearby Dunfermline offering a large range of shopping and other amenities including an Asda superstore. Ideally situated for access to the M90 motorway (1 mile), Dunfermline (4 miles) and Edinburgh (12 miles) with North Queensferry railway station allowing easy commuting to Edinburgh (15 minutes to Waverley Station).





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