

# ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*



**39 Brock Street, North Queensferry, KY11 1JF**  
**Offers Over £159,000**



Well proportioned mid terraced villa offering ideal family accommodation in a very popular residential area within walking distance to the primary school and railway station. Entrance hall, Lounge/Dining room, Kitchen, 2 Double bedrooms, bathroom, Attic bedroom. Double glazing. Electric heating. Lovely gardens to front and rear. Off street parking. EPC - F. Council tax - B. Freehold.

## LOCATION

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.

## PROPERTY - MID TERRACED VILLA

- Hall
- Lounge/dining area
- Kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Electric heating
- Gardens to front and rear
- Off street parking
- Ideal starter home
- Ideal family home

## ACCOMMODATION

### Hall

With door to lounge/dining room and kitchen. Stairs to upper level.

### Lounge 3.30 m x 3.20 m / 10'10" x 10'6"

This is a good sized public room. Open plan with dining area. Front.

### Dining area 3.00 m x 2.80 m / 9'10" x 9'2"

Rear.

### Kitchen 2.90 m x 2.90 m / 9'6" x 9'6"

With door to garden. Two storage cupboards. Rear.

### Landing

With doors to 2 bedrooms and bathroom. Stairs to upper level.

### Bedroom 1 3.80 m x 3.30 m / 12'6" x 10'10"

A good sized double bedroom. Rear.

### Bedroom 2 3.80 m x 2.80 m / 12'6" x 9'2"

The second double bedroom is also a good size. Front.

### Shower Room 1.90 m x 1.70 m / 6'3" x 5'7"

Fitted with a white suite. Rear.

### Upper landing to attic level

Door to Attic room/bedroom 3

### Attic Hall 4.40 m x 2.10 m / 14'5" x 6'11"

Velux rooflight. Rear.

### Attic mid hall 2.90 m x 1.70 m / 9'6" x 5'7"

Storage cupboard.

### Bedroom 3 4.40 m x 1.80 m / 14'5" x 5'11"

With Velux rooflight. Rear

## Gardens

The property enjoys areas of garden ground to the front and rear of the property. The front garden has been mainly given over for parking whilst the larger rear garden comprises an area of lawn and is fully enclosed by good quality fencing offer a child and pet safe environment.

## DRIVEWAY

There is an area of off street parking to the front of the property.

## HEATING

Electric heating

## GLAZING

Double glazing.

## EXTRAS

All the fitted carpets and blinds are included in the sale price.

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

## SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.













## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith8 at Ross & Connel on 01383 721156

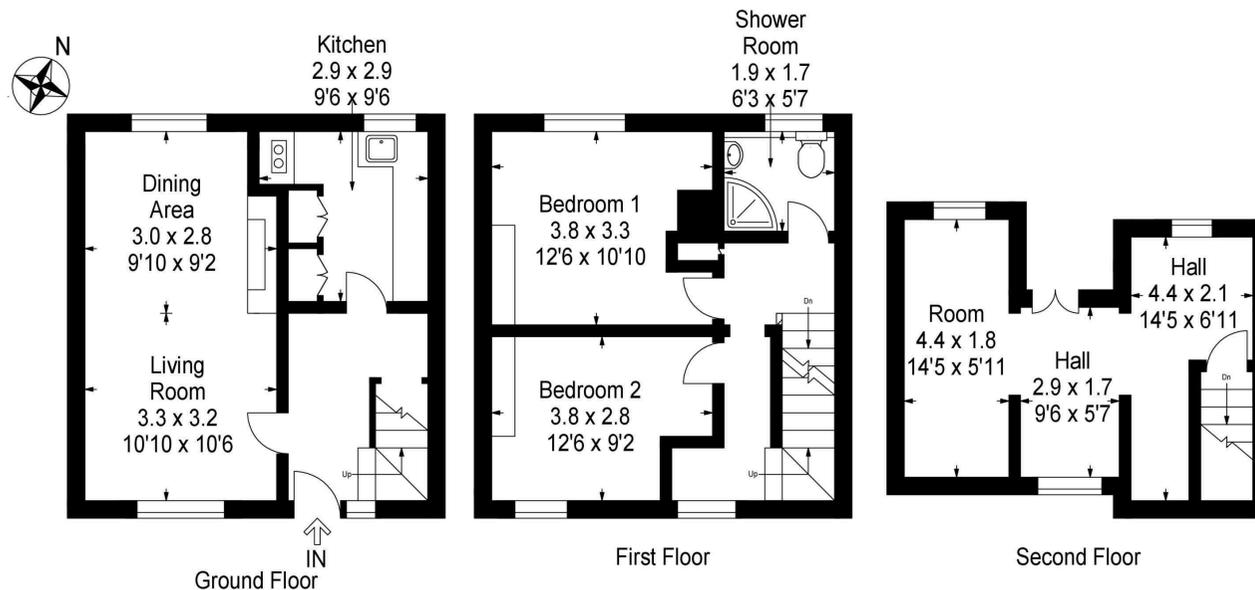
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,  
18 Viewfield Terrace,  
Dunfermline, KY12 7JH  
Tel: 01383 721156 | Fax: 01383 721150  
Email: lsmith@ross.connel.co.uk



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2023

