



**Stevenson Marshall**  
Property & Law

The Old Jail  
North Queensferry, KY11 1JZ

Offers in the region of £300,000

## The Old Jail, Battery Road

A charming 'C listed' linked villa dating back to around 1880 located on the shore front in the heart of North Queensferry, with uninterrupted panoramic views to the village pier and Forth Bridges.

There is a superb internal layout which includes an entrance vestibule, reception hallway (with feature curved staircase to upper landing), lounge to front, downstairs bedroom, family bathroom (with roll top bath), rear vestibule, utility room, upper landing, impressive large dining kitchen (with feature island and Belfast sink), two further bedrooms and Jack & Jill shower room.

Gas central heating and most windows are double glazed with fresh decor, stunning river views, timber floors, floored attic (with power, light and velux windows) and many period features, such as deep skirting and high ceilings.





## Room sizes and accommodation

Entrance vestibule

Reception hallway

Lounge 4.36m x 3.96m (14'4 x 13'0)

Downstairs bedroom 1 3.98m x 3.05m (13'1 x 10'0)

Rear vestibule

Utility room 2.24m x 1.60m (7'4 x 5'3)

Bathroom 2.23m x 2.32m (7'4 x 7'8)

Upper landing

Dining kitchen 5.75m x 4.03m (18'10 x 13'3)

Master bedroom 3.92m x 3.72m (12'10 x 12'3)

Bedroom 3 2.51m x 2.10m (8'3 x 6'11)

Jack and Jill shower room 4.35m x 1.94m (14'3 x 6'5)



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The idyllic garden ground boast a variety of flower beds, shrubs, large trees, timber shed, pathways and maximum privacy. A driveway to front provides ample off street parking. Please note: the property is linked to the adjoining house by only 2 meters to the front to the building.

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.



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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