

5b Ferryhills Road

North Queensferry, KY11 1HE



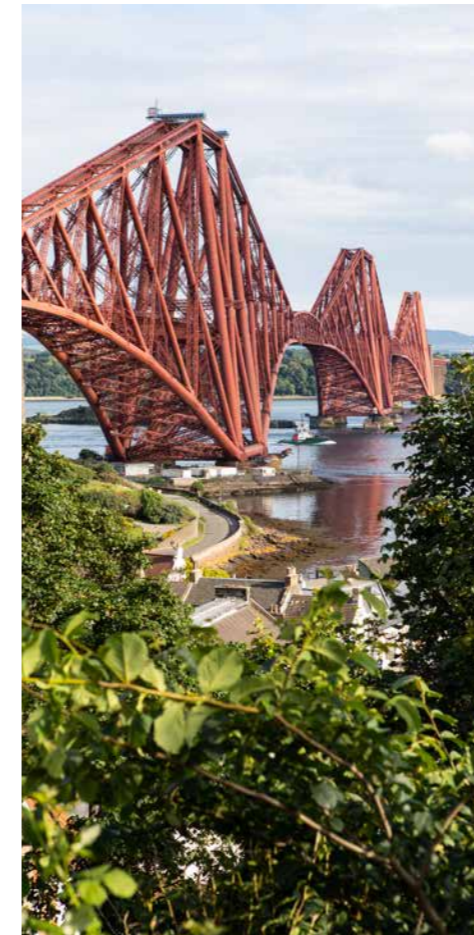


Welcome to

5b Ferryhills Road, North Queensferry



Covering 2,099 square feet, this Edwardian semi-detached house in sought-after North Queensferry is a substantial four-bedroom family home that offers large rooms with original period features and high ceilings, as well as secure private parking and a south-facing landscaped garden.



General Features

- Edwardian semi-detached house
- Desirable setting in North Queensferry
- Well-retained period features
- Efficient gas central heating system
- Traditional sash and case windows
- EPC Rating - E

Accommodation Features

- Vestibule and hall with storage
- Elegant drawing room with bay window
- Formal dining room with bay window
- Spacious, well-appointed dining kitchen
- Landing with stained-glass window
- Three spacious double bedrooms upstairs
- Versatile morning room/fourth double bedroom on ground floor
- Large three-piece family bathroom
- Three-piece en-suite shower room
- Convenient ground-floor WC
- Flexible layout

Exterior Features

- South-facing landscaped front garden
- Easy-to-maintain rear garden
- Secure gated driveway for three cars



An outstanding four-bedroom residence with a rich history

Built-in 1910, this Edwardian semi-detached house is an outstanding four-bedroom residence that has a rich history, having previously been a ferry captain's house prior to the construction of the iconic Forth Bridge. Still known as the Captain's House, the rarely available family home offers generous accommodation, with attractive décor and well-retained period features. It includes two large reception rooms, two bathrooms (and a WC), and, from its upper floor, the home boasts elevated views over the Firth of Forth. The exclusive property also has a highly convenient location in North Queensferry, set just a short stroll from the train station, in easy reach of the local school and the beach.

*Highly desirable setting in North Queensferry,
near amenities, the local school, the train station, and the beach...*



The Entrance

A wonderful invitation to a beautiful family home

Brimming with period charm, the home provides a characterful introduction. The front door (with etched glass) opens into a welcoming vestibule laid with classic floor tiles, leading through to a broad hall with a cloak cupboard and traditional staircase.





The Reception rooms

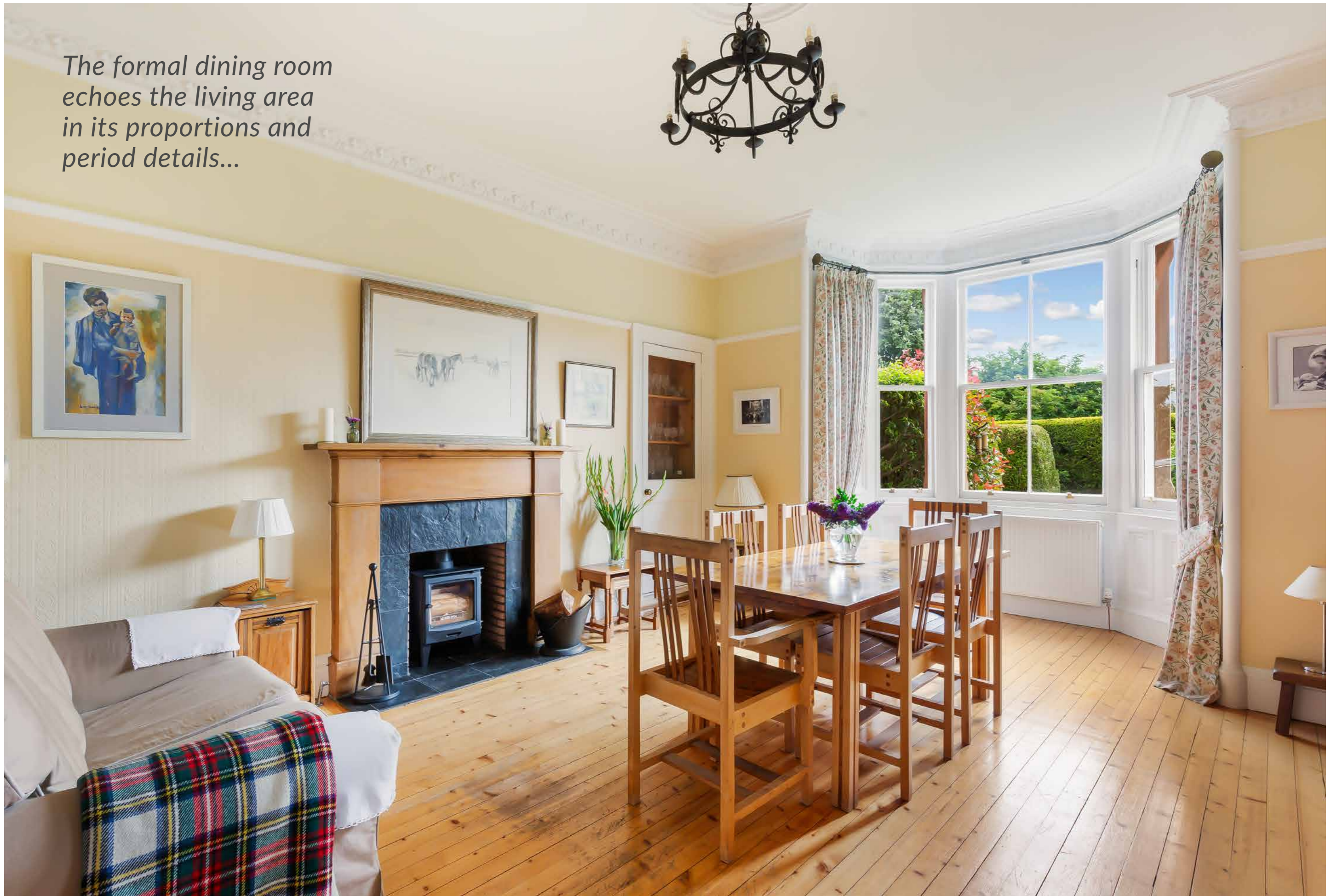
Two grand reception rooms with ornate period features



Enjoying elegant décor and eye-catching period details, including a stunning original feature fireplace...

The home has two impressive reception areas: a dual-aspect drawing room on the first floor and a formal dining room on the ground floor. The drawing room boasts an expansive footprint, bathed in all-day sun from a south-facing bay window. It enjoys elegant décor and eye-catching period details, including elaborate cornice work, a delicate ceiling rose, and a stunning original feature fireplace. The formal dining room echoes the drawing room in its proportions and period details. It also has a south-facing bay window; plus, it enjoys a picture rail, a press cupboard, and varnished wooden floorboards. Furthermore, it has a period fireplace inset with a log-burning stove for cosy winter evenings.

The formal dining room echoes the living area in its proportions and period details...



The Kitchen

A spacious & well-appointed dining kitchen



Next door to the dining room, the kitchen has an equally spacious footprint to provide generous cabinet storage in timber tones and sweeping granite-inspired worksurfaces, backed by light blue mosaic splashbacks. It can accommodate a dining table for relaxed family meals, and it comes with an integrated five-burner gas hob and raised oven/grill.



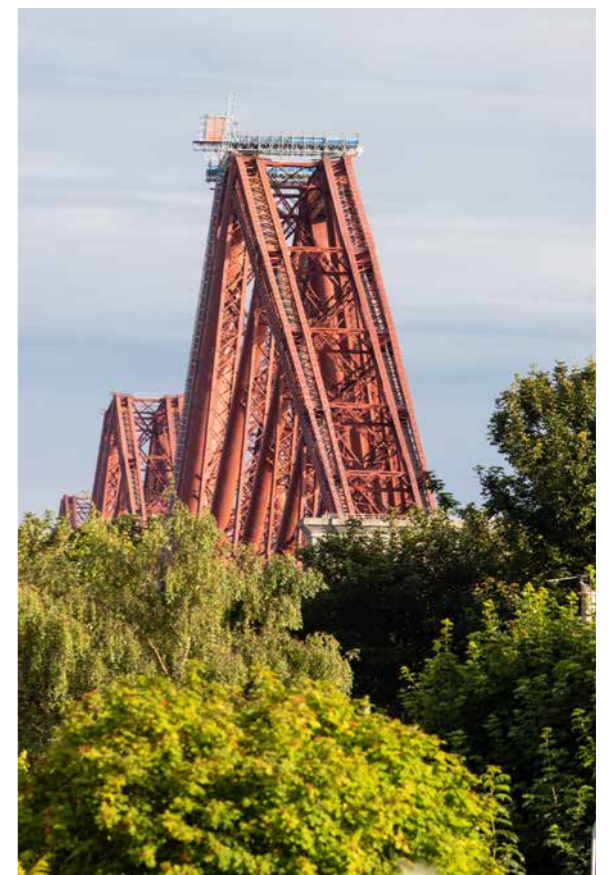
The Bedrooms

Four large and versatile double bedrooms

The main bedrooms are on the first floor, off a landing which is brightly lit by a stained-glass window. The principal bedroom has built-in storage and the luxury of an en-suite, whereas the second bedroom enjoys dual-aspect windows and a lovely feature fireplace, and the third bedroom has a built-in wardrobe.

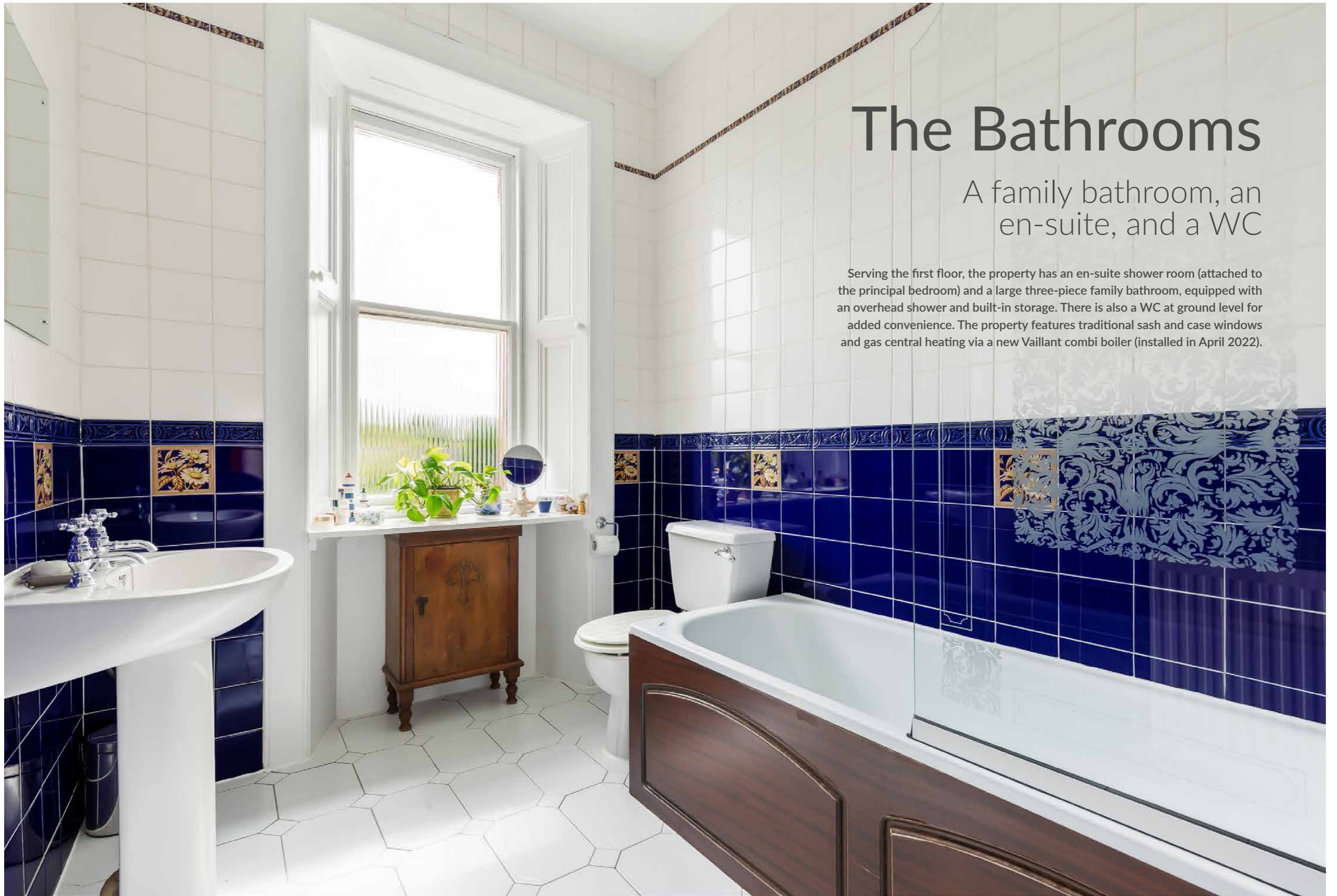


The principal bedroom benefits from spectacular views of Forth Bridge...



Currently used as an office, there is also a morning room/fourth double bedroom on the ground-floor, which boasts a handsome feature fireplace.





The Bathrooms

A family bathroom, an en-suite, and a WC

Serving the first floor, the property has an en-suite shower room (attached to the principal bedroom) and a large three-piece family bathroom, equipped with an overhead shower and built-in storage. There is also a WC at ground level for added convenience. The property features traditional sash and case windows and gas central heating via a new Vaillant combi boiler (installed in April 2022).

Garden & Parking

A south-facing landscaped garden for families

The home is nestled between a paved rear garden and a beautiful landscaped front garden. The latter is enclosed and shielded by established hedgerows to assure excellent privacy. It features a neat lawn and colourful planting, and it boasts a suntrap, south-facing aspect, as well as a patio for alfresco dining in the sun. Meanwhile, a gated driveway provides secure parking for three cars.

Extras: all fitted floor coverings, select window curtains, select light fittings, and integrated kitchen appliances to be included in the sale. A freestanding fridge/freezer, a dishwasher, a washing machine, and the dining room curtains may be available by separate negotiation.





Property Name

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Location

North Queensferry, KY11 1HE

Total Area

Ground Floor

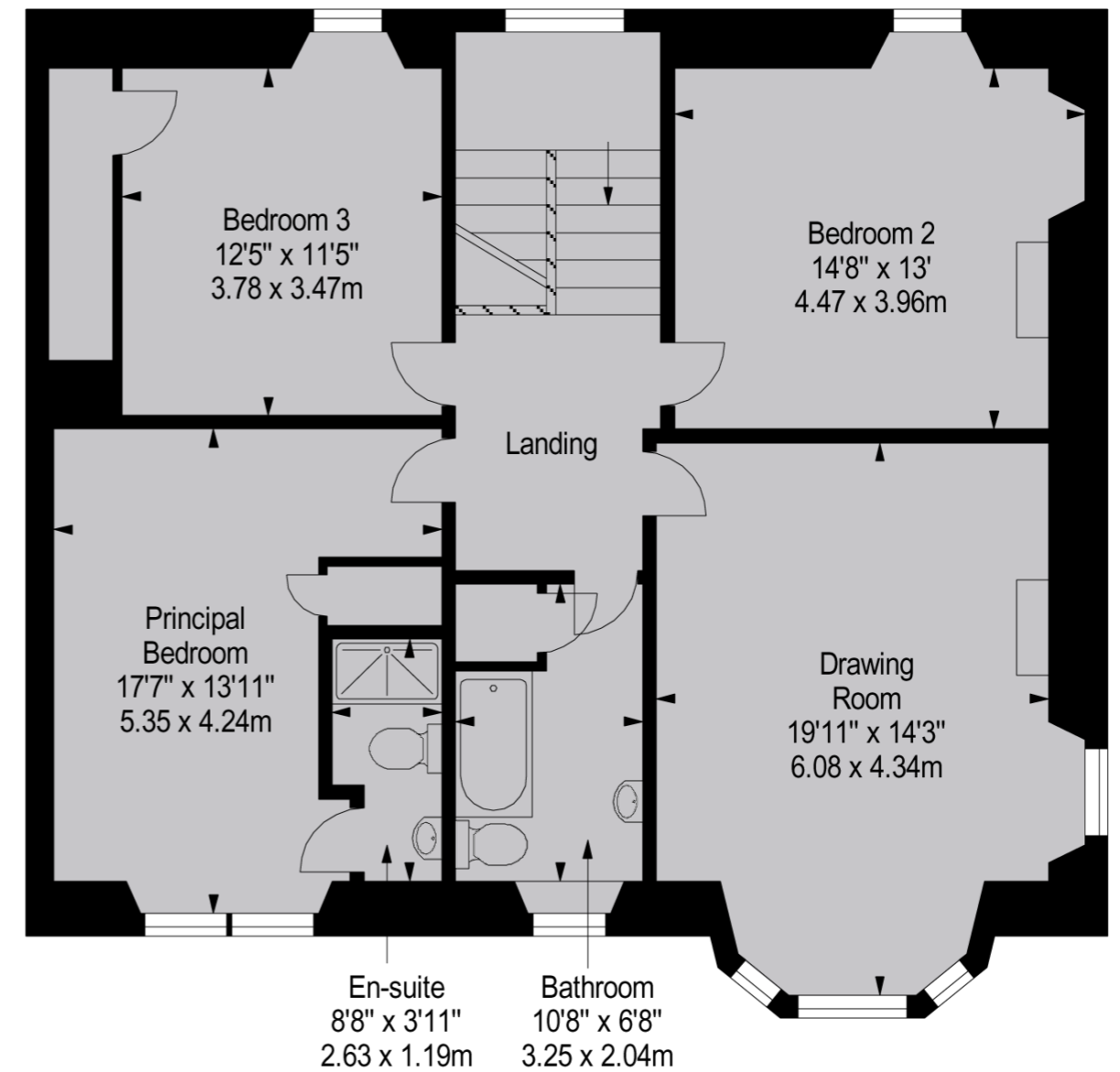
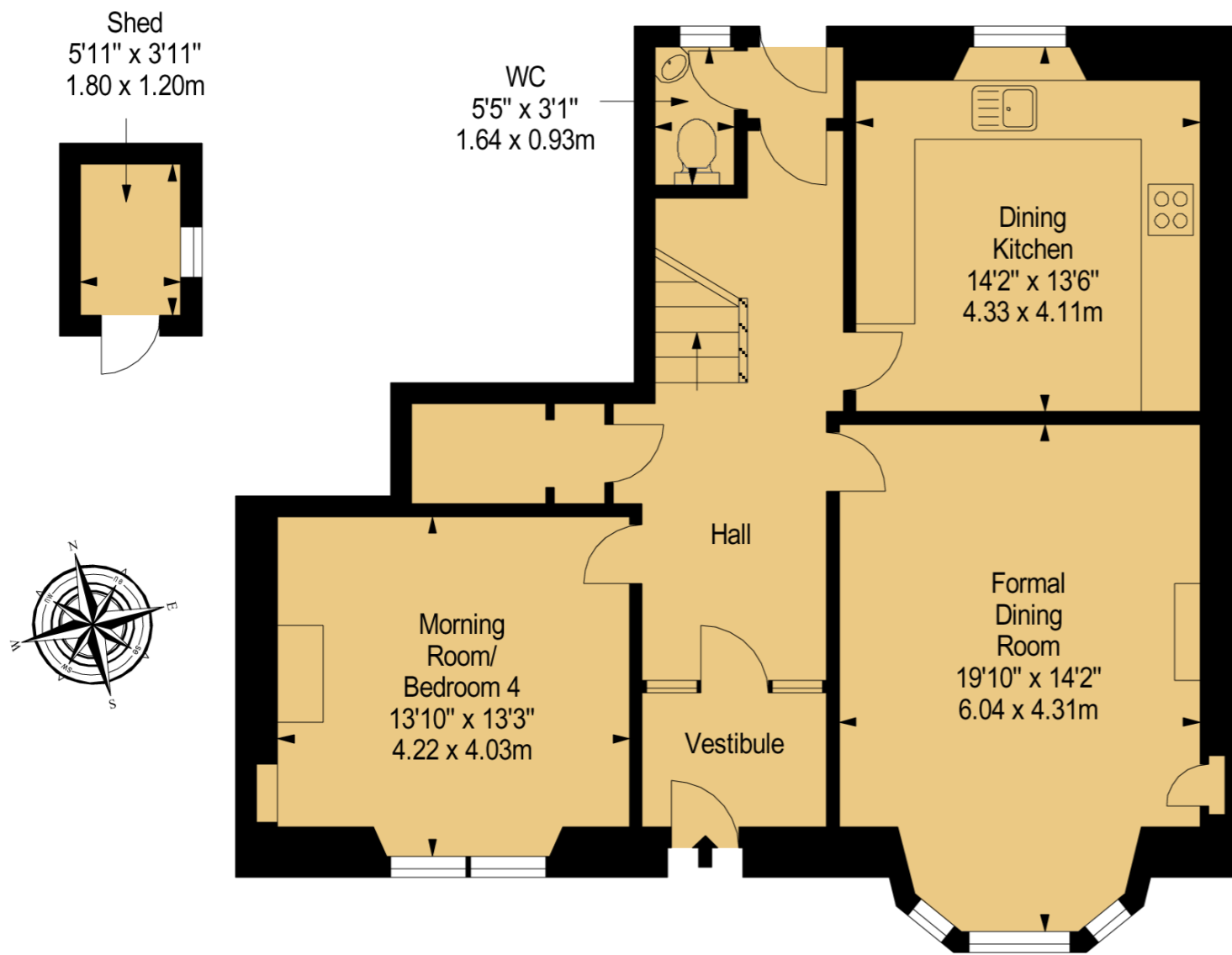


First Floor



Approx. 195.0 sq. metres (2099.0 sq. feet)

Disclaimer: whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



North Queensferry

A highly desirable village on the north shores of the Firth of Forth

North Queensferry is a highly desirable village on the north shores of the Firth of Forth, overlooked by the iconic Forth Bridge, which is a UNESCO World Heritage Site. It is an ideal location for families seeking a quiet retreat from the busyness of the city. The village was listed by The Sunday Times as one of the Best Places to Live in Scotland (in 2016), and it is easy to see why. It is home to a picturesque pier, Port Laing beach, and the start of the Fife Coastal Path – all of which are easily reached from the property. There are ample walking and cycling opportunities, and the area is a haven for the sailing and rowing scene thanks to the North Queensferry and Port Edgar Boat Clubs and Coastal Rowing Clubs. In addition, there are numerous golf courses nearby in the surrounding area, such as those at Aberdour and Pitreavie. The village is served by a shop, and is home to a community centre and multi-use games area, a playpark, a Deep Sea World, and various eateries, including the award-winning Wee restaurant and The Shore at the Doubletree Hilton Hotel.



An ideal location for families seeking a quiet retreat from the busyness of the city...

More extensive amenities are available in Inverkeithing which is just a 5-minute drive away, providing a wide range of retail, business, and leisure facilities, including a cinema. Schooling in the area is also well-catered for, with a local primary school and a nursery, whilst secondary education is provided at nearby Dunfermline and Inverkeithing. There is a school bus service from North Queensferry to the highly regarded independent schools of Mary Erskine and Stewart's Melville in Edinburgh. North Queensferry is convenient for commuters too, with excellent links to Edinburgh, Glasgow, Dunfermline, and Perth. Major motorway networks are within easy reach and there is a local train station (just a brief walk from the property) providing a swift connection to the capital in less than 30 minutes. In addition, Edinburgh International Airport is only 20 minutes by car and there is a dedicated airport bus service available as well.



Stevenson Marshall
Property & Law

01383 721141
reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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