

14 Main Street

NORTH QUEENSFERRY, FIFE, KY11 1JG



Delightful one bedroom villa with lovely views. Excellent first time buyers purchase



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



14 Main Street is a ground floor flat presented to the market in an immaculate walk-in condition and is decorated in fresh neutral tones. The flat has wonderful views of the bridges and is tucked away for privacy and seclusion.

The property is accessed by its own front door leading to the entrance hall. With its generous sized accommodation full double glazing and its fantastic central location this property is a must view, would be a superb first-time purchase and a fantastic Buy-To-Let investment. Early viewing is highly recommended.

THE LOUNGE



The property consists of an internal hallway leading to all other rooms, a well-proportioned lounge, a kitchen with some integrated appliances, a bright double bedroom, and a lovely three-piece family bathroom. There is also ample storage throughout.

THE KITCHEN



THE BEDROOM



THE BATHROOM



“

presented to the market in an immaculate walk-in condition and is decorated in fresh neutral tones

”

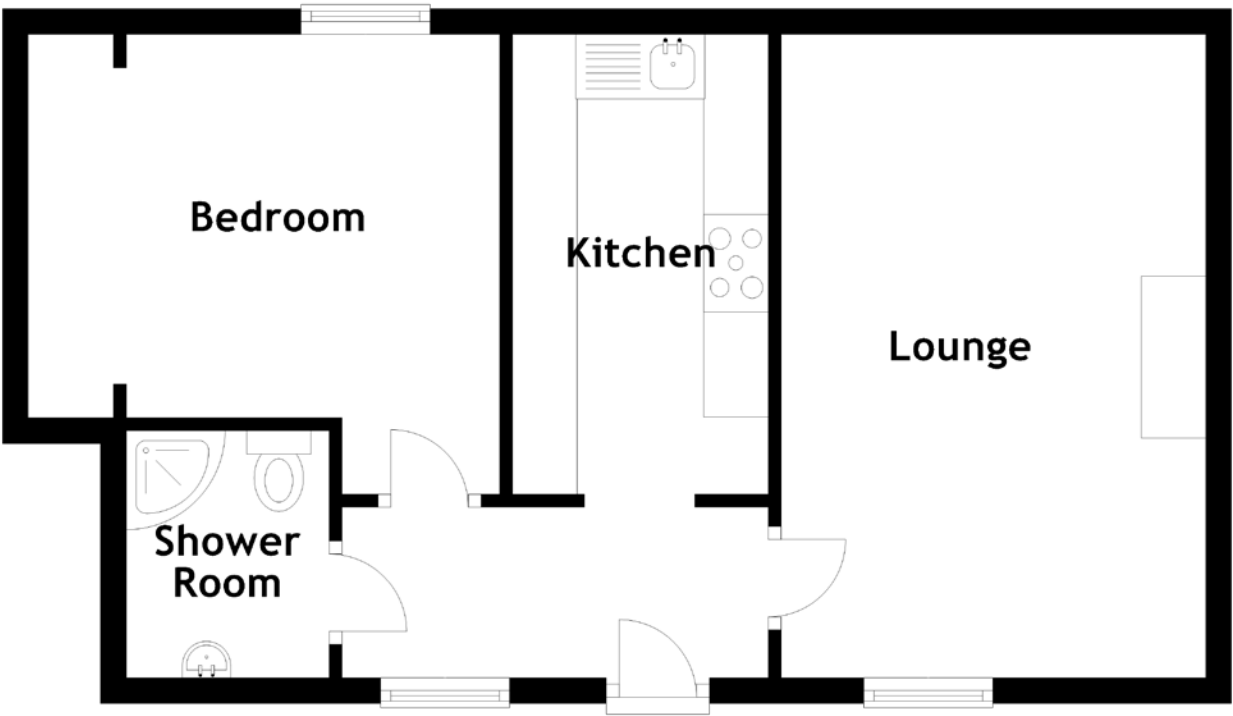


There is a well-maintained garden area to the front with stunning views.

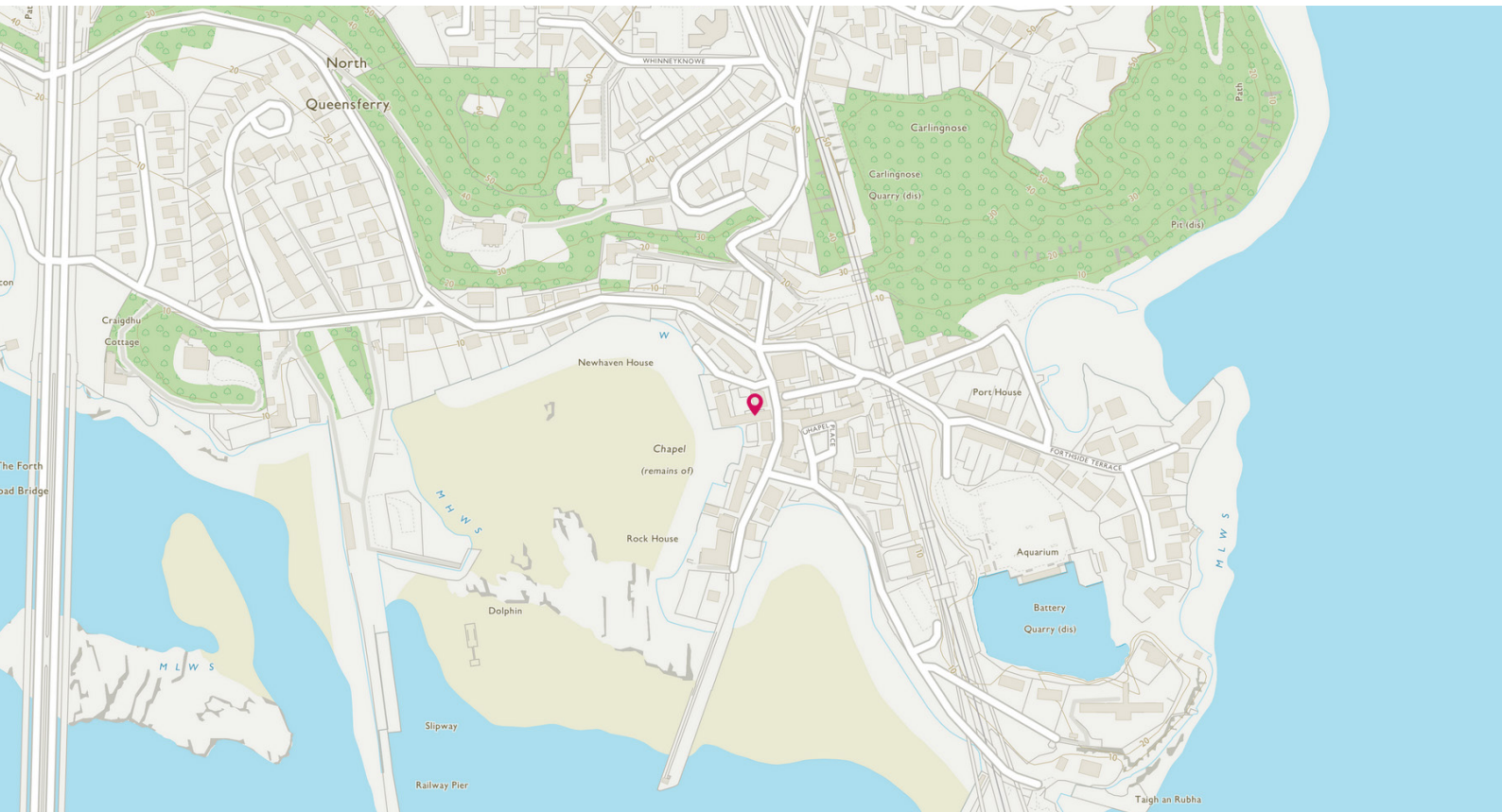
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom	3.65m (12') x 3.56m (11'8")
		Shower Room	1.78m (5'10") x 1.57m (5'2")
Lounge	4.98m (16'4") x 3.29m (10'10")	Gross internal floor area (m ²): 43m ² EPC Rating: C	
Kitchen	3.56m (11'8") x 1.98m (6'6")		



THE LOCATION

North Queensferry is a delightful village located upon Fife's most southerly point. It lies only 10 miles (16.1km) from Edinburgh making this an ideal commuter base for those travelling to the city.





North Queensferry is home to one of the largest and most popular public aquariums, Deep Sea World. There is a good selection of eateries including a small, family-run establishment called the Wee Restaurant, which has been awarded a Michelin Guide 'Bib Gourmand' and was named best eating place in Scotland by The Independent. There are three hotels and several B&B's and a local café within the village. There is a local primary school, a community centre, a local store and a railway station all within the village.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.