

# 29a Inchcolm Drive

NORTH QUEENSFERRY, FIFE, KY11 1LD



*BEAUTIFULLY EXTENDED FOUR BEDROOM  
FAMILY HOME IN A QUIET RESIDENTIAL SETTING*



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29a Inchcolm Drive is a delightful and spacious four-bedroom detached family villa situated within a quiet residential setting. The current owners have well maintained the property to an extremely high level and is in move-in condition. The property has been sympathetically extended to the rear to offer further living space for a growing family.

The entrance vestibule leads into an inner hall which has doors leading to all rooms on this level. The spacious lounge has a front-facing window with panoramic picturesque views over the front to the Forth bridges.



The dining/kitchen is a good size and features a good range of quality fitted and finished floor and wall-mounted units with integrated appliances. Access is gained from the kitchen into the well-designed snug, the perfect space for a growing family or teenagers. A handy utility room is on hand with access to the rear gardens and integrated garage. A well-proportioned WC is also located on the ground level.



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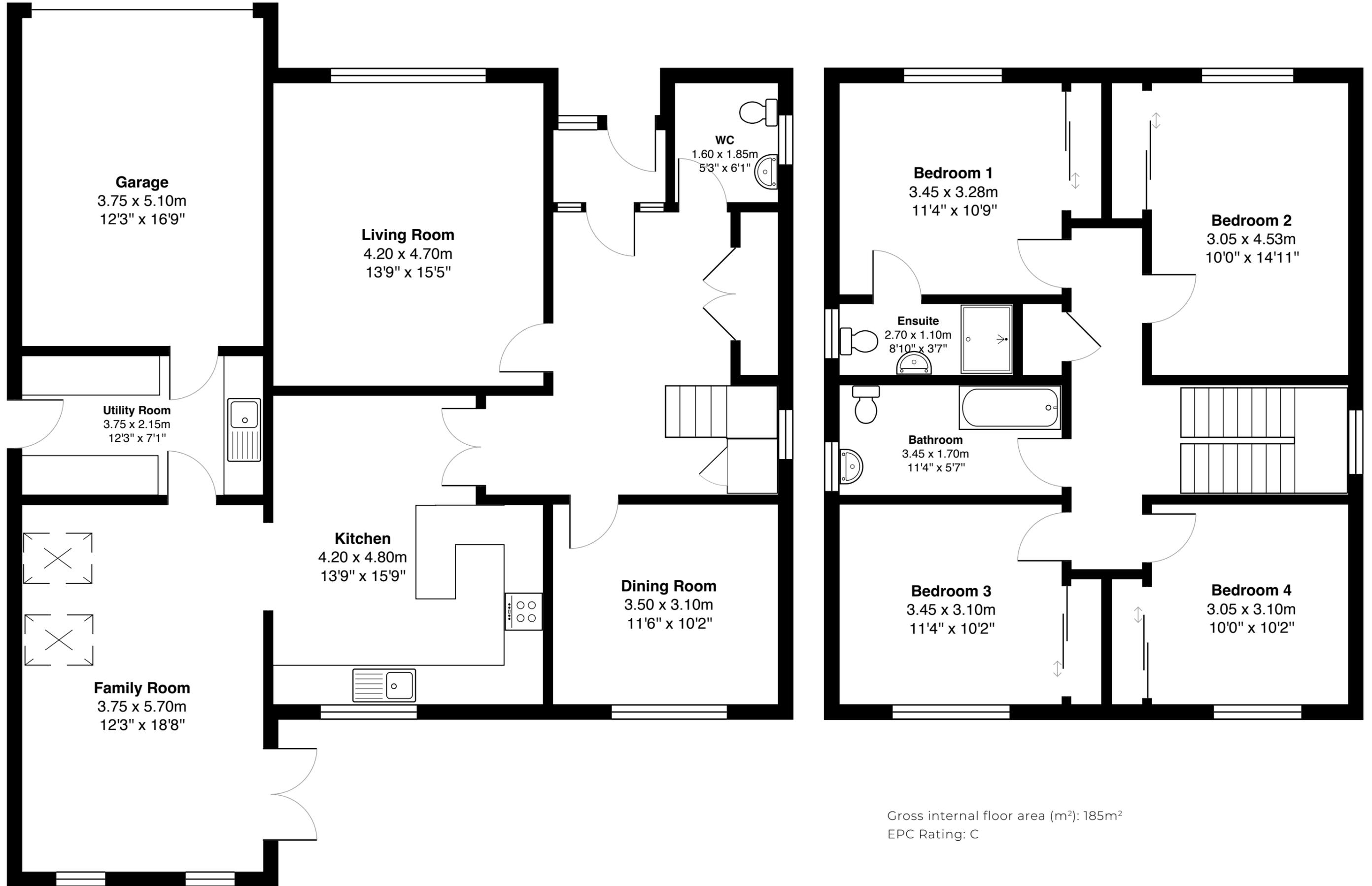




On the upper level, there are four good-sized double bedrooms, the master bedroom offers space for free-standing furniture. The quality-sized four-piece family bathroom with shower completes the internal accommodation on offer.







Gross internal floor area (m<sup>2</sup>): 185m<sup>2</sup>  
EPC Rating: C



A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

Viewing is highly recommended to appreciate the accommodation on offer.



North Queensferry





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 and 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.

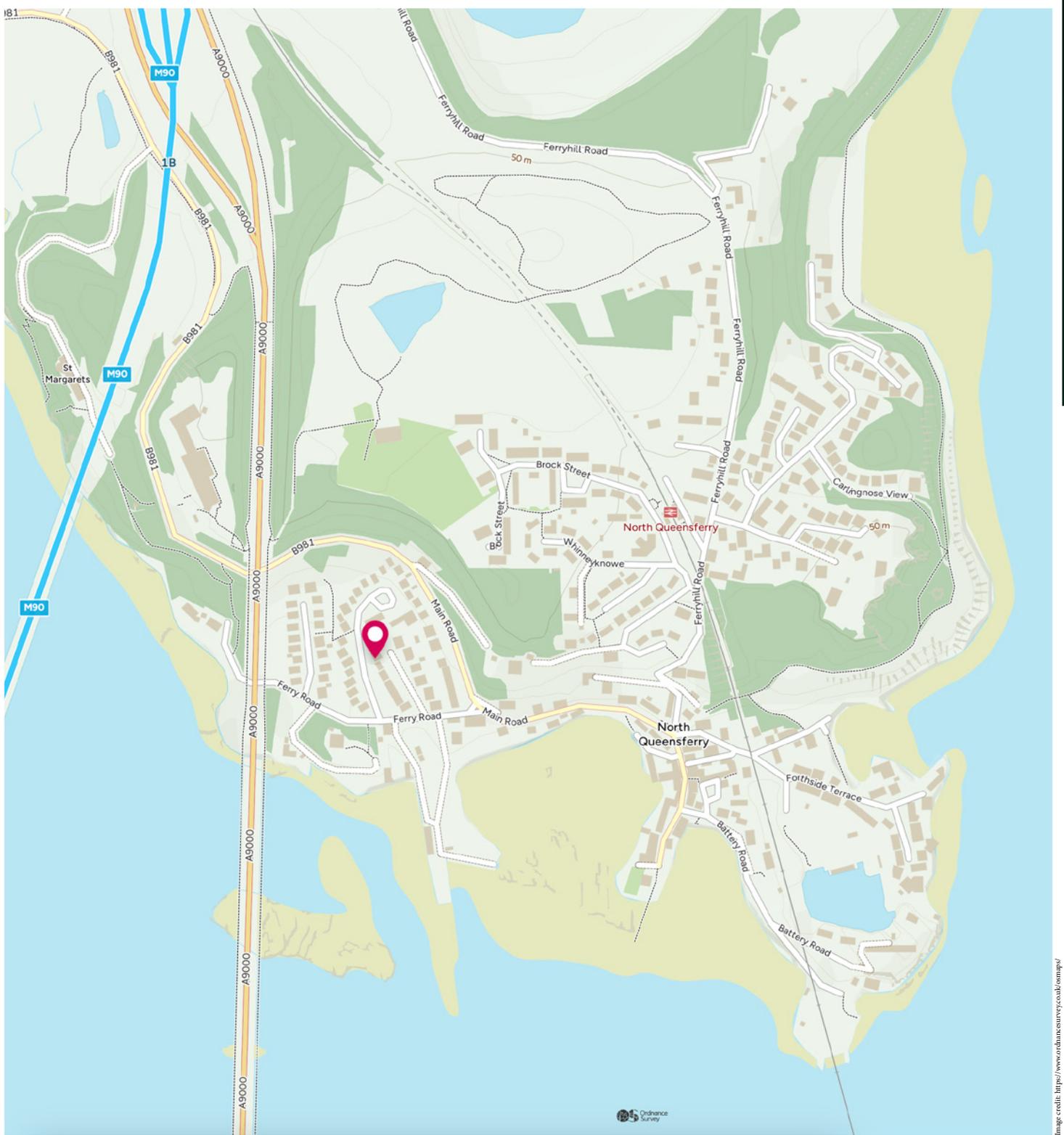


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