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RAE, REID & STEPHEN W.S.
 THE COTTAGE, 235 CORSTORPHINE ROAD
 EDINBURGH EH12 7AR
 TEL: 0131-334 8977
 FAX: 0131-334 5518

CARLING COTTAGE, THE BRAE, NORTH QUEENSFERRY



House type
Seller
Price

Semi Detached Villa
L Macdonald
Offers Around £350,000

This almost hidden gem is a delight of a property with unquestionably fabulous views of the Estuary from its elevated position between the two famous Forth Bridges. Built in the 1890s by one of the Chief Engineers who worked on the construction of the Railbridge, there is a heritage and a history that comes with the house which now awaits a new owner and its next chapter. It sits in generous gardens just off a steep narrow road called The Brae, one of the town's old thoroughfares which would have been far busier when much of the traffic essentially plied to and from the port and the ferries. The seller has lived here for some eighteen years having been drawn back by strong family connections after a lifetime working abroad and has created a very homely comfortable welcoming house which retains its period feel. The accommodation comprises:

PORCH, VESTIBULE, HALL, DRAWING ROOM, DINING KITCHEN, CLOAKROOM, SHOWER-ROOM, STAIRS TO THREE BEDROOMS AND BATHROOM

The shared driveway which leads to the house takes you in to the back or north side, the front of the house showing its best face to the south – once you know where the house is you will see it sitting up on the hillside waiting for your return whether you cross the river by car or by train. There is a warm feeling immediately you enter the house, engendered by the lovely colouring of the stripped wooden doors and the sympathetic stylish decor, augmented by the light airy hallway which leads your eye on towards the glass porch and the first glimpse of the water.

VIEWING BY APPOINTMENT – PLEASE CALL 01383 418217

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North Queensferry is a bustling community in its own right but the excellent communications by road and rail give you a variety of options where shopping and trips are concerned. The Ferrytoll Park and Ride which is an excellent fairly recent facility for City commuters or visitors wishing to avoid the Capital's 'yellow perils' (or traffic wardens!) also hosts a bus link to Edinburgh airport offering a hassle-free journey time of around 20 minutes. For those for whom schooling is a key concern, the local primary school is close by at the top of the road.

The house has a large garage/workshop built to one side which in many ways is crying out to be converted and made part of the house proper. It would convert to a wonderful dining room, for example, which could be designed with a glass wall to maximise the appreciation and enjoyment of the panorama, with French doors opening out to the lovely walled front garden. At present it is a large garage with a work bench and utility area with washing machine at one end and superb storage in a floored loft area above. The necessary planning consent would, of course, have to be obtained.

The sizeable back garden, which is essentially laid to lawn with shrubs and bushes along the easterly wall, stretches for quite a distance - part of this could be made to be a very productive kitchen garden for those who like to grow their own.

The house, which is centrally heated, comes with the expected package of extras which include the majority of the curtains, the fridge, dishwasher, cooker and washing machine.

Accommodation

Porch

An addition to the house, this gives you a wee 'sit-ooterie' on a windy day

Vestibule

Carpeted in a piece with the hallway, this has an etched glass door with side panels.

Hallway and Stairs

This gives access to all the rooms on the ground floor, which include the cloakroom and the shower-room, all of them with lovely wooden doors which blend with the banisters in the stairwell. This is lit from above by a cupola. The pale fuchsia coloured hall carpet continues up the stairs.

Cloakroom Cupboard

This is a superb understairs walk-in space, with shelves and a power point to allow you an extra fridge or whatever.

Shower-Room

This is fully tiled on the walls, largely in white but with some subtle colour introduced. There is an extractor fan so you will avoid any build-up of condensation. Enclosed shower cubicle with etched panels, sink and WC Cupboard under the window sill. Wood-panelled ceiling painted white, proper ceramic floor tiles. Heated towel rail.

Drawing Room 15'8 x 13'5 4.78m x 4.0m

A bright, warm south-facing room with classic triple windows and period cornicing. You could sit happily all day watching the ever-changing panorama of the river as all manner of boats come and go plying their trade up to Grangemouth, or enjoy your very own regatta when the summer evening and weekend yacht races unfold in front of you from both sides of the river. The original open fireplace now has a stylish (labour-saving!) gas coal-effect fire in a marble surround. There is a shelved 'Edinburgh' press on the westerly wall. Silk-effect wallpaper. Pale moss-green carpet. Curtains excluded.

Kitchen 14'6 x 12'2 4.42m x 3.71m

This room covers all bases and is the hub of the house - it is a kitchen, a dining room, a study and a music room, all rolled into one! It has a relaxed, country kitchen feel and is fitted with wooden doored floor and wall units, with integral dishwasher and fridge. Electric cooker. Wooden flooring. Windows to the driveway.

Bathroom

This sits on the mezzanine level part-way up the stairs. Three-piece Victorian suite with a mixer tap shower. Mosaic tile effect lino. Mirror and tall bathroom cabinet included.

Master Bedroom 13'5 x 12'7 4.09m x 3.84m

Another room with a view to entrance from the double window. There is a superb spread of fitted wardrobes and cupboards along one wall hidden behind sliding mirrored doors. Deep blue/grey carpet, with grey and pink curtains to tone.

Bedroom Two 12'7 x 10' 3.84m x 3.05m

This room looks up the back garden. Mink-coloured carpet, cupboard with the central heating boiler. Mirror excluded.

Bedroom Three 11'1 x 9'1 3.38m x 2.77m

You will never tire of looking at the river - and this room gives you another aspect! Grey carpet, fitted desk unit, a super-cosy room for students of all ages. Wooden ceiling hatch to the loft.

