



14 EAST BAY

North Queensferry KY11 1JX



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Stylish, contemporary living within a spacious family home, set against the backdrop of the iconic UNESCO World Heritage landmark of the Forth Railway Bridge.

The property occupies a spacious plot along one of North Queensferry's pre-eminent residential streets, known for it offers a unique coastal setting, alongside excellent transport links and easy access to Edinburgh and the surrounding area.



Accommodation:

Ground Floor: Entrance Vestibule, Hallway, Dining Room, Kitchen/Breakfast Room, Conservatory, Utility Room, Double Bedroom 2, Family Shower Room.

First Floor: Landing, Sitting Room, Principal Bedroom with En-suite Shower Room and Double Bedroom 3 with En-suite Shower Room.

Exterior: Established garden of notable colour and diversity. Professionally landscaped seating area/fire pit, as well as patio terrace.

Private Driveway. Double garage with electric door and workshop space.





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Situation

14 East Bay is situated in highly sought-after coastal village of North Queensferry, which is widely regarded as one of Fife's most picturesque and desirable residential locations. Steeped in history and characterised by its charming waterfront setting, conservation architecture and panoramic views across the estuary, the village enjoys a unique position beneath the world-famous Forth Bridge, a UNESCO World Heritage Site and one of Scotland's most iconic landmarks.

The village itself offers a strong sense of community and a range of everyday amenities including the popular local Rankins café, the Michelin guide restaurant, 'The Wee Restaurant', a primary school, boat club, church, community centre, and local village shop with post office.

North Queensferry is also highly regarded for its outstanding natural beauty and outdoor lifestyle. The surrounding coastline and countryside provide an abundance of scenic walking and cycling routes, including access to the Fife Coastal Path, while the Port Edgar marina and sailing club across the water in South Queensferry cater for a wide range of water-based activities. The area is rich in wildlife and enjoys spectacular views across the Forth towards Edinburgh and the Pentland Hills.

North Queensferry is well connected, making it particularly popular with commuters seeking a balance between coastal living and accessibility. The village railway station, located on the Fife Circle Line, provides regular services to Edinburgh, Dunfermline and other destinations throughout Fife, while the nearby M90 motorway and Queensferry Crossing offer swift road access to major motorways and the city-by-pass. Equally, the A90 is within close proximity, providing trunk road access to central Edinburgh.

The village is conveniently positioned for nearby towns and amenities, lying approximately 3 miles from Dalgety Bay, 5 miles from Rosyth, where a comprehensive range of retail, leisure and educational facilities can be found.

The ancient Royal Burgh of Dunfermline, which was granted City status in conjunction with Queen Elizabeth II's Diamond Jubilee celebrations, lies a short distance north of North Queensferry. It has a wide range of services, including a shopping centre with High Street shops, as well as several retail parks and superstores. It also hosts 'Fife Leisure Park', which has a Cinema, a bowling alley, and a plethora of franchised restaurants. Nearby, Edinburgh offers all the services and cultural attractions which you would expect from Scotland's capital. The city also hosts several well-regarded independent schools, including Cargilfield Preparatory School, the Erskine Stewart's Melville Schools and St George's School for Girls to the North West and George Watson's College and George Heriot's School to the South, some of which charter buses from Fife.



General Description

14 East Bay is an immaculate home offering generous and versatile living accommodation. Combining thoughtful proportions with refined design, the property provides both formal and informal space suitable for relaxation and entertaining.

On approach, 14 East Bay is defined by its red-brick façade and is set beneath a pitched, pan-tiled roof, in the style synonymous with traditional properties on the Firth of Forth coastline. The house is set back from the residential, no-through street beyond a neat frontage, which lends kerb appeal. A manicured lawn sweeps around the southerly elevation of the property and the plot provides ample off-street car parking via a smart, mono-block driveway, which culminates at the foot of a double garage, with space for two cars, as well as a workshop area.

Internally, the house encapsulates the sociable, open-plan and interconnected living spaces so coveted by contemporary households, while a statement, first-floor sitting room lends the property to entertaining larger parties, when occasion demands – governed by impressive views to the Firth of Forth's landmark Railway Bridge, via a window with a Juliet balcony. The attention to detail and design employed in the properties' decoration is evident in finishes such as high-quality Quick-Step 'Alpha' vinyl flooring, a designer MGM kitchen, and bathroom furniture and fixtures from My Beautiful Bathrooms.

Set in the shelter of an external porch, the contemporary front doors opens into a stylish entrance vestibule, which impresses a sense of the home's quality and timeless style with attractive Victorian-style patterned floor tiles and a bespoke, Sharps fitted cloaks cupboard. An astragal-glazed door leads into the spacious, central hall, which features a traditional staircase with handsome balustrading and an understairs alcove, which provides storage and is currently utilised as a pet snug.

Ideal for both relaxed family living and entertaining, the design-led, open-plan kitchen/family room showcases a stylish MGM kitchen, which balances aesthetic appeal with technical performance. The kitchen area incorporates a peninsula island with a breakfast bar, while there is ample room for a lounge area or a dining space by the glazed doors into the neighbouring conservatory. The kitchen's two-tone wall and floor units are accented by composite worktops, stylish vertical radiators, and an ambient lighting design, and contain a wealth of ergonomic culinary storage, including pan drawers, a pull-out pantry cupboard, and display shelving. In addition, the kitchen is equipped with a suite of high-end, NEFF appliances including a discreet fridge/freezer and dishwasher, a combination microwave/oven and an oven/grill, a wine fridge, and a three-ring induction hob, set beneath a contemporary Faber extractor fan. The sink is accompanied by a Quooker boiling water tap and a pair of windows both frame a picturesque outlook over the rear garden.

Adjacent is a practically positioned utility room, which has matching wall and floor units, a supplementary stainless-steel sink and draining board, and a glazed door leading to the rear garden. It also houses a Hotpoint washing machine, a Hotpoint tumble dryer, the Worcester gas fired boiler, and a cleaning cupboard.

Flooded with natural light, the conservatory is a splendid appendage to the south westerly elevation and allows for year-round enjoyment of the property's impressive position and views to the Forth Railway Bridge. Accessed through a sliding door off the kitchen/family room, steps lead down into the spacious, flexible living area, which has a generous fenestration, lined with windows overlooking the garden, including double doors opening out to the patio seating area.

Off the hall, the formal dining room is an immaculately presented, inherently versatile reception space, with a large window framing an outlook over the front garden. The room's proportions comfortably accommodate a full dining suite and offer excellent flexibility of use; the room can easily be imagined as a double bedroom or a study, subject to the requirements of an incoming purchaser. An adjacent double bedroom enjoys a pleasant front-facing outlook and comes complete with integrated double wardrobes.



Completing the ground floor is the beautifully appointed family shower room. Finished to an exceptional standard, the space enjoys a generous walk-in rainfall shower, a heated towel rail, and a modern wash-hand basin resting on a stylish vanity unit with an LED mirror, all complemented by neutral, stone-effect tiling.

Stairs rise to the first floor, opening onto a bright galleried landing with an elegant balustrade staircase, all beautifully illuminated by a feature skylight.

The first floor, sitting room is standout asset that offers both an entertaining room, as well as a comfortable lounge space, finished with smart Quick-Step 'Alpha' flooring. The room's scale and ceiling height impress a sense of contemporary elegance, while picture windows on either side of the room afford a wealth of natural light and commanding, elevated views to both the Forth Railway Bridge, as well as the coastline of the Firth of Forth. Notably, the window to the south west comprises floor-to-ceiling double glazed French doors to a Juliet balcony, beautifully framing the outlook onto the UNESCO World Heritage site.

The dual-aspect, principal bedroom suite is well-appointed with neutral carpeting and a wall of fitted wardrobes, finished with gloss sliding doors. The accompanying, luxury en-suite shower room has a Velux window providing plenty of natural light and pleasant views. It features a generous corner rainfall shower, a heated towel rail, and a modern white vanity unit with an integrated sink and WC.

Across the landing is a further double bedroom with built-in double wardrobes and en-suite shower room. Finished in a cohesive neutral style, this white three-piece suite comprises a walk-in shower, WC, a heated towel rail, and a wash-basin with a vanity unit.

Garden

The extensive garden is mostly laid to lawn, beautifully enclosed by timber fencing and featuring a statement sunken landscaped seating area complete with a central firepit. Ideal for outdoor entertaining, the space offers vibrant planted borders and a generous patio terrace. The property further benefits from an integrated garage with power, lighting, and an electric Hormann up-and-over door. A pedestrian side gate provides easy access to the front, while the entire garden enjoys spectacular, uninterrupted views of the Forth Rail Bridge. Appended to the west of the house and discreetly tucked away behind a fence panel is a practical timber garden shed.





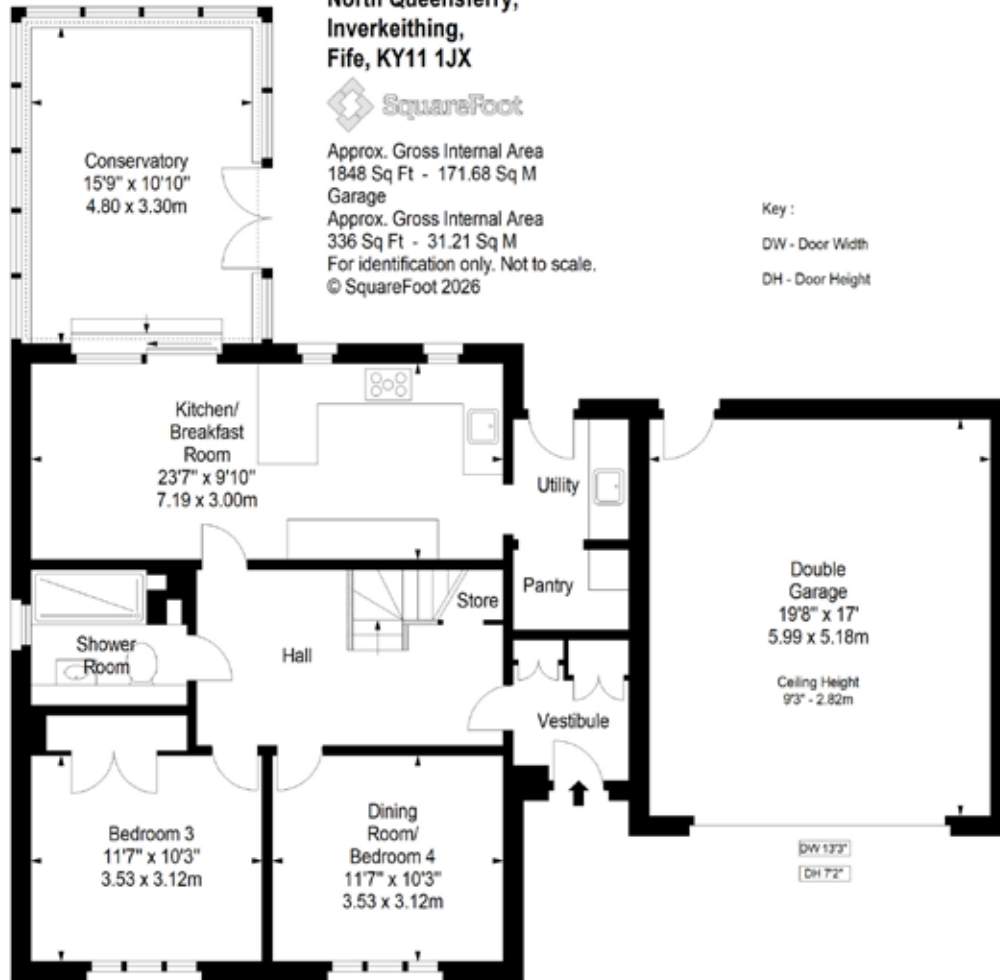


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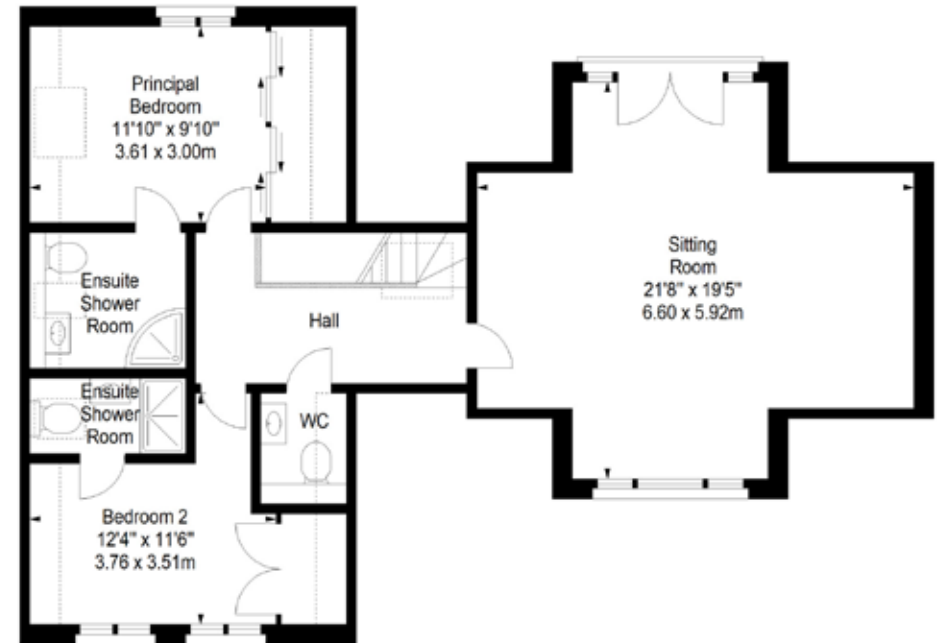


Approx. Gross Internal Area
1848 Sq Ft - 171.68 Sq M
Garage
Approx. Gross Internal Area
336 Sq Ft - 31.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Key :
DW - Door Width
DH - Door Height



Ground Floor



First Floor



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY11 1JX.

What3words ///printers.finest.variously

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - Band G

EPC Rating - Band C

Tenure

Freehold

Services

Mains electricity, water, and drainage. Worcester gas-fired boiler for heating and hot water systems.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





Important Notice

RETTIE & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. RETTIE & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to RETTIE's Privacy Policy [Privacy Policy | RETTIE] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

RETTIE

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