



CRUICKS HAINING

North Queensferry KY11 1HE





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A unique opportunity to acquire a property of considerable promise, with access to Port Laing beach, set within approximately 1.2 acres and offering exceptional scope to transform, modernise or redevelop into a remarkable home, subject to necessary consents. Cruicks Haining occupies an elevated position with far-reaching views across the Firth of Forth. In addition, there is a one-bedroom studio bothy.

Situated on the edge of the desirable village of North Queensferry, Cruicks Haining enjoys a prime setting with excellent transport links, offering convenient access to Edinburgh and the surrounding areas.

Accommodation:

Ground Floor: Entrance Porch, Hallway, Sitting Room, Dining Kitchen, Conservatory, Utility/Boot Room, Principal Bedroom with Jack and Jill En-Suite Shower Room.

First Floor: Landing, Double Bedroom with En-suite Shower Room, Double Bedroom.

Exterior: Established garden of notable colour and diversity. Front balcony with decking area.

Private Driveway. Detached Stone-Built Workshop. Car Port. Log Store. Woodland Area.

Walled Garden. Cabin/Garden Studio.

Superb views overlooking the Firth of Forth.

Approximately 1.2 Acres.



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Situation

Situated on the northern shores of the Firth of Forth, the highly sought-after coastal village of North Queensferry 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. Inverkeithing High School also provides local secondary education.

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 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

Nestled in a secluded position behind an attractive stone wall, Cruicks Haining provides a significant degree of privacy, set within generous garden grounds. The existing house now requires modernisation and upgrading throughout, however offers considerable scope for refurbishment, extension or reconfiguration to create a unique family home.

The existing property is of non-traditional construction and accordingly is unlikely to be suitable security for normal mortgage lending purposes.

Alternatively, the site may prove particularly desirable as a potential building plot upon which, to create a bespoke new residence in a private and established setting. The plot itself extends to approximately 1.2 acres, providing an outstanding foundation for redevelopment opportunities.

Screened from the road via a private entrance, Cruicks Haining is approached through a set of timber gates which open into a driveway providing ample car parking. The driveway provides access to the car port and stone-built garden workshop.

A meandering pathway leads to the front of the house where a part glazed timber door opens to the entrance porch and inner hallway, giving access to the principal rooms on the ground floor.

Accessed off the hall a door opens into the sitting room which is sumptuously proportioned. Natural light emanates from a series of floor-to-ceiling windows which provide a wonderful outlook over the decked balcony and views to Firth of Forth and beyond. An original Adam fireplace with hearth, decorative wooden surround and inset gas fire forms a heartening focal point within the room.

From the hall, a door opens into the dining/kitchen, which is fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Neff oven and grill 4-ring gas hob with extractor fan above, an inset stainless-steel sink and drainer and space for a fridge/freezer. A large larder provides additional storage with built-in shelving and a skylight enhances the sense of space. The kitchen incorporates a dining area which benefits from an electric wood burner. A sliding door provides access to the conservatory, which is bathed in natural light, with French doors opening out to the decked balcony, which requires substantial repair, and a superb outlook over the garden grounds and the Firth of Forth beyond.

The utility/boot room is accessed from the kitchen and houses the gas-fired Worcester boiler. There is a stainless-steel sink with draining area, ample built-in storage, and space and plumbing for a washing machine. A solid door opens to the rear of the property.



Accessed off the hall is the principal bedroom, a well-proportioned room with fantastic views over the garden and the Firth of Forth. The room benefits from built-in shelving, and a door which opens onto the decked balcony. Adjacent is a Jack and Jill family shower room/wet room, fitted with a walk-in shower with handheld shower attachment, wash hand basin set within a vanity unit, WC, bidet, and a decorative illuminated mirror. There are interconnecting doors between the shower room and hallway allowing for convenient and practical access. Completing the ground floor accommodation is an understairs storage cupboard and cloak cupboard.

The staircase rises to the first-floor landing and gives access to further bedroom accommodation. The landing is substantial and benefits from a volume of storage with a range of built-in wardrobes. There are two generous double bedrooms. The second bedroom is served by an en-suite shower room, and built-in wardrobes and a window framing an elevated outlook to the Firth of Forth. Adjacent is a further double bedroom, which is accessed through a charming arched door. The room shares in the scenic sea view to the east, complemented by a window seat, built-in wardrobes and useful eaves storage.

The property requires substantial modernisation and refurbishment throughout, offering an exciting opportunity for purchasers to undertake a full renovation project and create a fantastic family home, subject to requirements and relevant consents.

Garden

Cruicks Haining stands within an established plot, extending to approximately 1.2 acres, offering a vast amount of potential and fantastic views over the Firth of Forth. The garden is a particular asset of the property, surrounding the house attractively, and falling gently in terraces towards the coastline. The garden is partially enclosed by attractive stone walls, specimen trees, mature shrubs and generous areas of lawn. In addition, there are areas of extensive brick raised beds for vegetable and fruit growing with space for an orchard. Meandering paths and walkways lead through tranquil pockets of the garden grounds, framed by established borders and flowering plants that afford year-round colour, and interest.

The garden has various areas for seating, including a patio terrace, along with a raised balcony, incorporating a decking area and sunken hot tub (requires servicing), which captures different aspects of the garden. It should be noted that the balcony and decking is not safe and cannot be accessed. The galvanised steel substructure is considered sound. Required works relate to the timber joists, decking and balustrade only. An original terrace wall runs along the garden border, including a 'secret' walled garden area to the rear. There is an abundance of specimen trees including sycamore, maple, pear, cherry and a weeping willow.

A notable feature of the garden is a timber cabin/garden studio, which has served as ancillary living accommodation. The studio is open-plan and fully serviced, benefitting from a kitchen area, shower room and bedroom area with bi-folding doors and a balcony.

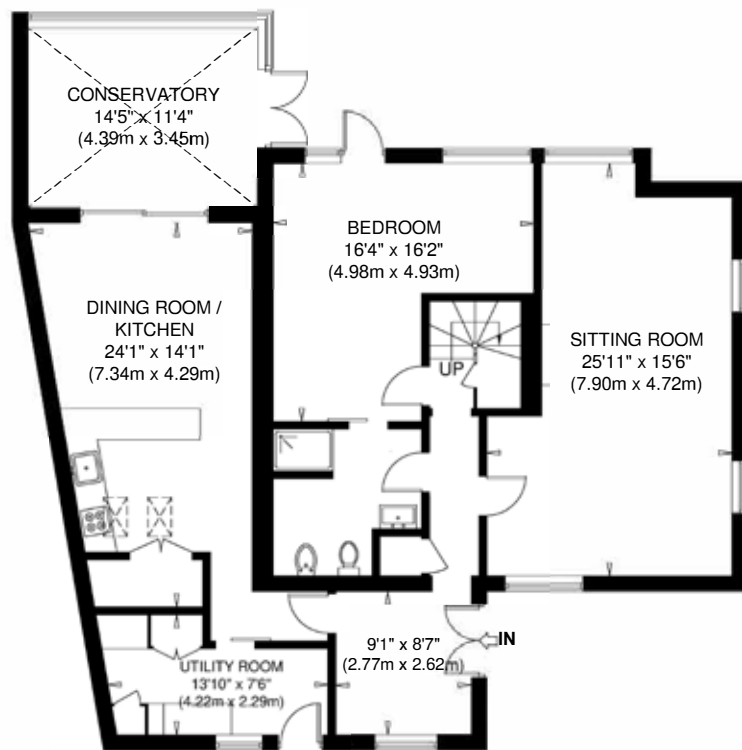
There is a substantial stone-built workshop complete with power and light and a car port with an adjoining lean-to/store which is accessed from the drive.

A pathway leads down through established amenity woodland at the rear of the garden, winding down through the trees to the lower boundary, where it enjoys access across neighbouring land and shoreline and access to the beach below.



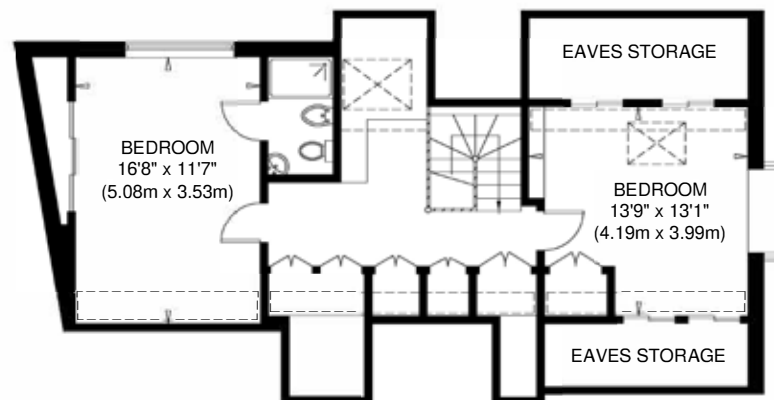




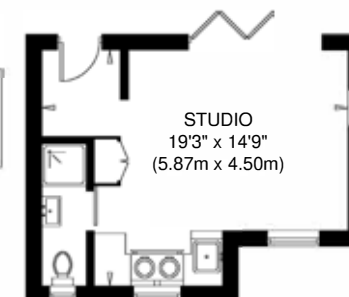


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 134.5 SQ M / 1448 SQ FT

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 78.7 SQ M / 847 SQ FT



STUDIO
GROSS INTERNAL
FLOOR AREA 23.8 SQ M / 256 SQ FT
(Not Shown In Actual
Location / Orientation)

CRUICKS HAINING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 213.2 SQ M / 2295 SQ FT
STUDIO = 23.8 SQ M / 256 SQ FT
TOTAL = 237.0 SQ M / 2551 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Not to scale. For identification purposes only.



GENERAL REMARKS AND INFORMATION

Special Note

Due to the construction of the property, we do not believe it is suitable as security for normal mortgage lending purposes. The balcony and decking are not safe for access. Care should be taken when accessing the lower garden as it is steep in places.

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 1HE.

What3words

///trickles.acute.satellite

Fixtures and Fittings

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

Classifications

Council Tax - F
EPC Rating - D

Tenure

Freehold

Services

Mains electricity and water. Private drainage. Gas fired boiler. Septic tank (for ancillary)

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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