



4 CARLINGNOSE VIEW

North Queensferry, Fife, KY11 1EZ

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A detached, modern home in one of North Queensferry's preeminent residential pockets, offering timeless, lateral living accommodation of notable scale and quality, set within a spacious plot featuring scenic, far-reaching views across Fife's coastline and the Firth of Forth.

Accommodation

Ground Floor:

Entrance Vestibule, Hall, Sitting Room, Dining Room, open-plan Kitchen/Breakfast Room with adjoining Family Room, and Utility Room.

Principal Bedroom with en-suite Shower Room.

Three further Double Bedrooms (one used as a Home Office) and a Family Bathroom.

Integral Double Garage.

Exterior:

A spacious plot bounds the house on all sides, with:

- An attractive front garden lending kerb appeal, with a smart block-paved driveway providing parking for multiple vehicles.
- A private and enclosed rear garden, landscaped for both amenity and ease of maintenance with ornamental, low-level walls, pockets of artificial lawn, well-stocked borders, and a garden shed.
- A patio terrace along the rear elevation of the house, allowing for multiple areas of seating, which catch the sun at different times of the day.
- An elevated, wrap-around lawn, governed by exceptional views towards the Firth of Forth, with a neat timber decked terrace, which is the ideal spot for alfresco living and entertaining against the scenic, coastal backdrop.





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Situation

Dunfermline City Centre 6 miles (10 km); Edinburgh International Airport 11 miles (19 km); Edinburgh City Centre 14 miles (23 km); Glasgow City Centre 46 miles (74 km).

(All distances are approximate).

Carlingnose View is a well-established, no-through residential street, in a sought-after enclave of Manor Kingdom homes in North Queensferry, within walking distance of all the village's amenities. Situated on the northern shoreline of the Firth of Forth, the coastal settlement is one of Fife's most desirable residential locations and offers spectacular views across the estuary towards Edinburgh and the Pentland Hills. Rich in history, the village is characterised by its picturesque waterfront setting, conservation architecture, and unique position beneath the world-famous Forth Railway Bridge: a UNESCO World Heritage Site and one of Scotland's most iconic landmarks.

The village has a strong sense of community and a range of everyday amenities including a café, a Michelin Guide restaurant, 'The Wee Restaurant', a primary school, boat club, church, community centre, and local village shop with post office. Caledonia High School, which opened its state-of-the-art campus to pupils in August 2026, provides local secondary education. The surrounding coastline and countryside are rich in wildlife and provide an abundance of scenic walking and cycling routes, including the Fife Coastal Path, accessible from a footpath from the end of the street. Across the estuary, South Queensferry's Port Edgar marina and sailing club cater for a wide range of water-based activities.

North Queensferry is well connected, making it popular with commuters seeking a balance between coastal living and accessibility. Its railway station, which lies on the Fife Circle Line, is within walking distance of Carlingnose View and provides regular services to Edinburgh, with journey times into the capital's Waverley Railway Station from 21 minutes. The Ferrytoll Interchange with the M90 motorway is about a 1.4-mile drive from the property and provides access to the Queensferry Crossing, which links to the A90 and offers dual-carriageway access to central Edinburgh, the city bypass, and Central Scotland's arterial motorway network.

A short distance to the north, the ancient Royal Burgh of Dunfermline, which was awarded City status in conjunction with Queen Elizabeth II's Diamond Jubilee celebrations, offers a broader range of amenities, including a selection of High Street shops, restaurants, and several retail parks and superstores. It also hosts 'Fife Leisure Park', which has a cinema, a bowling alley, and many franchised restaurants. Nearby, Edinburgh offers all the services and cultural attractions which you would expect from Scotland's capital. It also hosts several leading independent schools, including Cargilfield Preparatory School, the Erskine Stewart's Melville Schools, Edinburgh Academy, St George's School for Girls, George Watson's College, and George Heriot's School, some of which offer charter buses from Fife. In addition, Dollar Academy in Clackmannanshire has a dedicated bus service which stops in Inverkeithing.





General Description

4 Carlingnose View is an immaculately presented, detached home, offering approximately 2527 sq ft (234 sq m) of handsomely proportioned, single-level living accommodation within one of North Queensferry's pre-eminent residential pockets. Built circa 1996 by Manor Kingdom, a firm once synonymous with high-end design, the modern bungalow sits on a thoughtfully landscaped plot that rises to the rear, culminating in an elevated, south-facing lawn and terrace, set apart by far-reaching views along Fife's coastline and across the Firth of Forth.

The property has been diligently maintained and thoughtfully upgraded over time, with evident attention to detail, quality, and function. The tasteful interior features oak carpentry and doors, neutral carpeting, ceramic and Karndean tiling, and a considered lighting scheme, including contemporary downlighting, pendants, wall sconces, and picture lights. A design-led kitchen and comprehensively renovated bathroom and en suite complement the accommodation, while the gas central heating boiler and double glazing were upgraded approximately two years ago. Notably, the property incorporates a volume of storage rarely found with contemporary homes of its size, with inbuilt wardrobes in each of the four double bedrooms, a cloaks cupboard, a walk-in hall cupboard, and an internal storeroom off the utility.

Aligning with traditional Scottish architectural vernacular, the house's façade features a timeless combination of harling and stone cladding, topped by a concrete pan-tile roof. On approach, the home's spacious block-paved driveway is lined by manicured lawn, tall mixed hedging, and well-stocked borders, with holly and hydrangea among the established planting. The neat frontage adds kerb appeal while providing parking for multiple vehicles and access to the double garage. From the driveway, a pathway leads to a short flight of steps rising to the front door.

Beyond the threshold, the traditional entrance vestibule includes a cloakroom cupboard and an astragal-glazed door to the main hall. The broad hall creates a genuine sense of arrival, with plush carpeting, wall-mounted picture lights, and double astragal doors opening into the principal sitting room, which enhance the sense of space.

The generously proportioned sitting room is well-suited to entertaining when the occasion demands, elevated by a panned ceiling with downlighting and a living-flame gas fire framed by an elegant, two-tone polished-stone fireplace and hearth.

The formal dining room is accessed from the hall through an astragal-glazed door flanked by glazed panels, which bring natural light into the main hall. The flexible room benefits from a large window with a south-westerly outlook over the rear garden.

Ideal for relaxed and sociable day-to-day living, as well as hosting, the kitchen/breakfast room and adjoining family room provide the open-plan, interconnected living space so coveted by contemporary households. The dining area provides ample room for a full, formal dining suite by a tripartite window framing an outlook over the garden, while the neighbouring family room provides a comfortable lounge space and has a sliding patio door out to the patio terrace in the rear garden.

Deftly balancing aesthetic appeal and performance, the kitchen is by Häcker Küchen and features sleek wall and floor units arranged around a statement island, complemented by Corian work surfaces, a considered lighting scheme, and Karndean flooring. The cabinets incorporate ergonomic storage solutions, such as a pull-out carousel and drawers, as well as a discreet tea station. Its comprehensive range of integral appliances includes a full-height larder fridge, a freezer, a discreet dishwasher, and two Siemens ovens: one combining oven, microwave, and grill functions. A one-and-a-half bowl sink with a swan-neck spray mixer tap is recessed into the work surfaces, while the central island features an induction hob beneath a Siemens extractor and recessed pull-out sockets for occasional culinary appliances.





Practically positioned off the kitchen, the utility room has further Karndean floor tiling and provides supplementary cabinetry, a roll-top work surface, a stainless-steel sink with a draining board, and space for white goods. It provides access to a useful additional walk-in store (converted from a former WC), and it has an internal door that opens to steps leading down into the double garage, which has two vehicular doors, one electrically operated and the other manual.

The particularly spacious principal bedroom extends to a corner window with a private outlook over the rear garden. A pair of fitted wardrobes, each concealed behind double oak doors, provides generous storage. The accompanying en suite has been finished to an exacting standard, with sandstone-effect ceramic tiling to the walls and floor and a generous shower enclosure fitted with a rainfall shower and separate handheld attachment. It is completed by a wall-mounted vanity unit with a wash hand basin, a WC, and a heated towel rail.

Two further double bedrooms are comfortably proportioned and finished with neutral carpeting. The second bedroom overlooks the front garden through a tripartite window and has two fitted wardrobes, while the third benefits from a large window and a fitted wardrobe with double oak doors. The fourth bedroom is currently set up as a home office, demonstrating the accommodation's flexibility. With light oak-effect vinyl flooring, a fitted wardrobe and a private outlook over the rear garden, it is equally suited to use as a comfortable double bedroom.

The luxurious family bathroom has been finished to a discerning specification and finish, with stone-effect ceramic tiling across the walls and floor, accented by downlighting, glass display shelving, a light well, and underfloor heating, supplied by the main boiler. It features a bathtub and a separate rainfall shower in a corner enclosure, both with handheld shower attachments, as well as a WC and a heated towel rail. Below a wall-mounted mirror with integral LED lighting, there is a contemporary wash hand basin, with a Roper Rhodes tap, on wall-mounted vanity drawers.

Externally, the landscaped garden continues around the house, with neatly maintained lawn and established planting, including roses and fuchsias. A smart decked terrace provides space for outdoor seating and dining, taking full advantage of the elevated position. From here, the views extend along the Fife coastline and across the Firth of Forth, giving the garden a sense of space well beyond its boundaries.

Externally, 4 Carlingnose View sits on a generous, landscaped plot that wraps around the house, with a particularly well-tended frontage and access gates on either side leading into the enclosed rear garden.

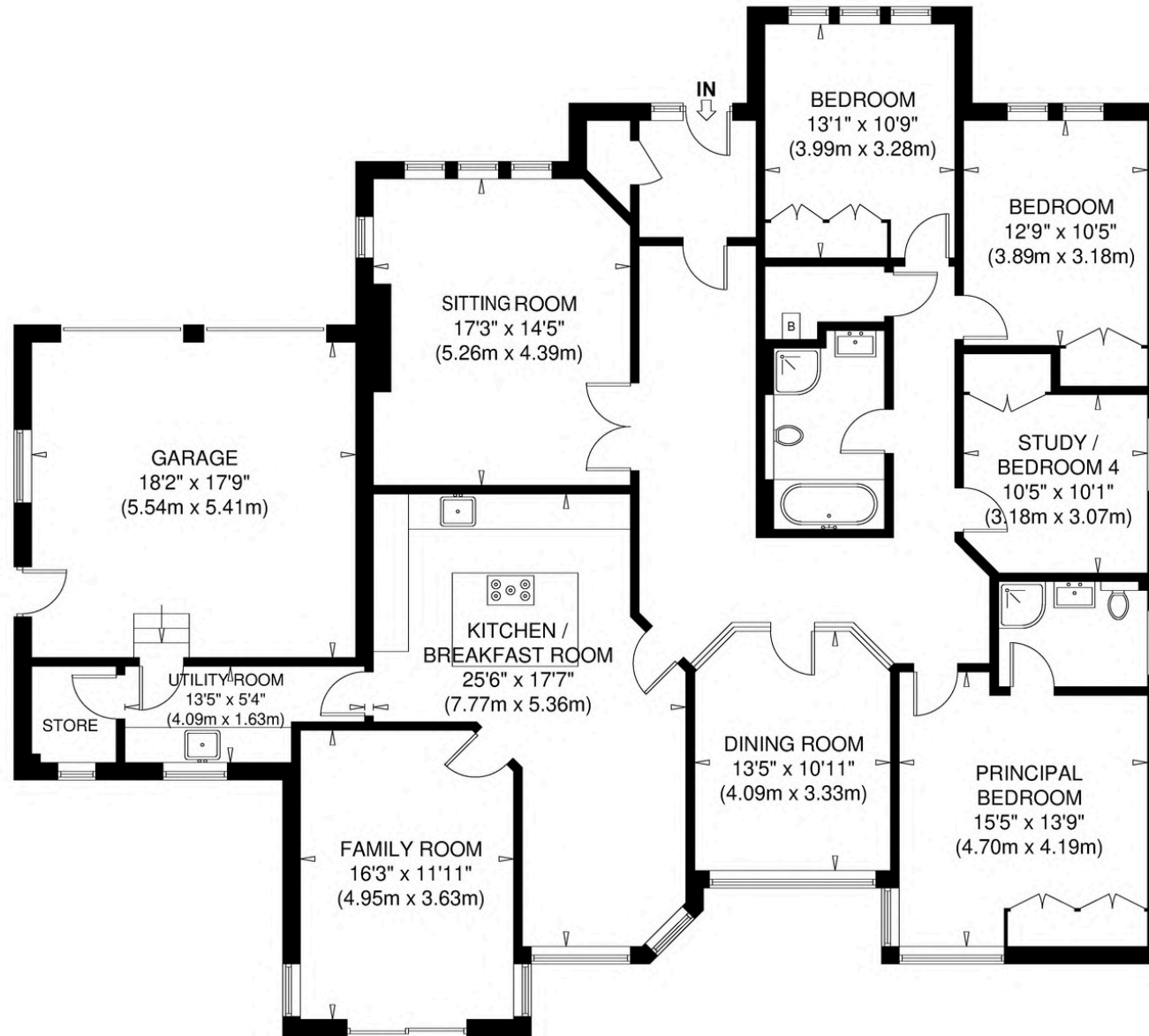
From the street, a broad, block-paved driveway rises gently to the double garage, providing parking for several vehicles. Neatly maintained lawns, clipped hedging, and established shrub borders flank the driveway, with evergreen specimens lending structure and year-round colour.

The private, enclosed rear garden has been imaginatively arranged to suit its natural gradient, creating distinct spaces for seating and alfresco entertaining. Pathways and ornamental low-level walls define the garden, with pockets of artificial lawn and well-stocked borders planted for year-round colour and interest. The combination of shaped beds, mature shrubs and contrasting surfaces gives the garden variety, while allowing for ease of maintenance. A paved terrace sweeps around the rear elevation and extends into a rounded seating area, allowing for multiple seating areas that catch the sun at different times of the day.

Steps rise to an elevated lawn which wraps around the garden's periphery, bounded by tall timber fencing, herbaceous borders, and hedging. From this higher vantage point, there are exceptional views towards the Firth of Forth. A neat timber-decked terrace provides a setting for alfresco dining and entertaining against the scenic coastal backdrop.







RETTIE

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11 Wemyss Place
EH3 6DH

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 234.8 SQ M / 2527 SQ FT

CARLINGNOSE VIEW

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 234.8 SQ M / 2527 SQ FT

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

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GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included within the sale price. NB: The pendant light fitting in the dining room is not included within the sale price.

Solicitors

Neil Queen, Ross & Connel, 18 Viewfield Terrace, Dunfermline, KY12 7JH.
Tel: 01383 721156

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, electricity, gas, and sewerage. A Worcester gas boiler in the walk-in hall cupboard serves the central heating and hot water systems.

Council Tax Band

G

EPC Rating

Band C

Tenure

Freehold

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.

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.

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.

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 misstatement 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.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





RETTIE

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