

18 CARLINGNOSE WAY

North Queensferry, Inverkeithing, Fife, KY11 1EU



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The right way to move

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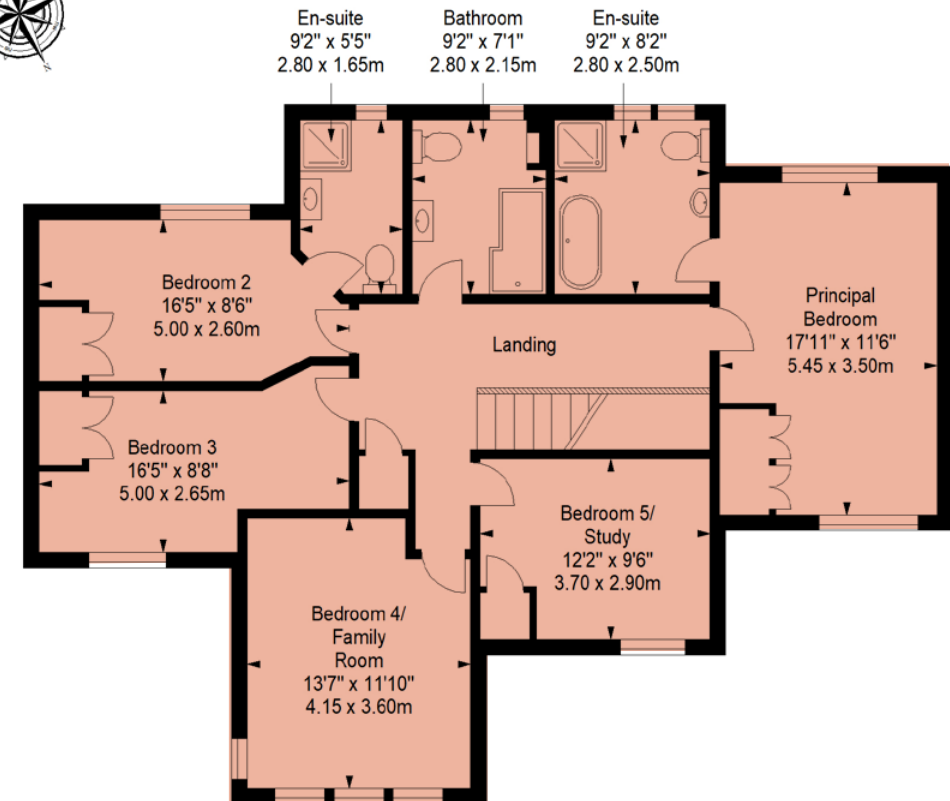
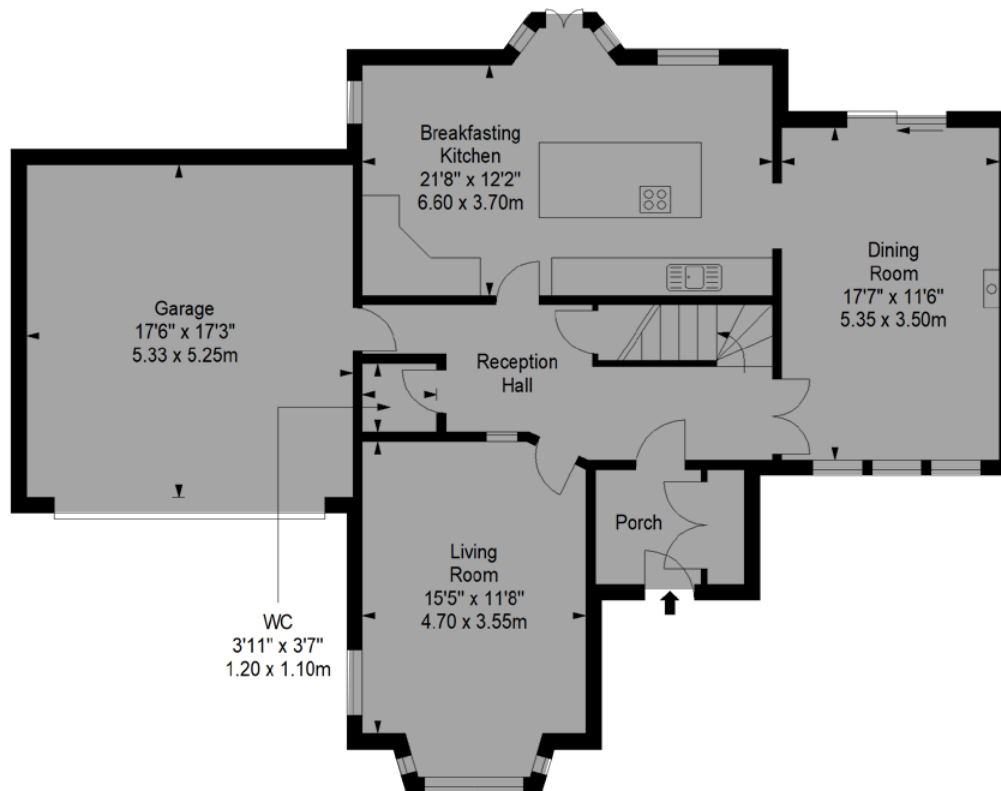
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The floorplan is for illustrative purposes. All sizes are approximate.



ELEVATED

*CUL-DE-SAC POSITION WITH OPEN VIEWS
ACROSS THE FIRTH OF FORTH*

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18 Carlingnose Way

Commanding breathtaking coastal views in the peaceful yet well-connected village of North Queensferry, this detached contemporary residence offers beautifully presented, turn-key interiors, perfectly designed for evolving family needs. The accommodation includes five bedrooms, two en-suite shower rooms, a family bathroom, two reception rooms, and a generous breakfasting kitchen. A sheltered, enclosed rear garden enjoying a sunny southerly aspect, together with integral garage parking, further enhances the appeal of this exceptional coastal home.



*& SOPHISTICATED,
TURN-KEY INTERIORS*

The attractive, partially stone-fronted property occupies an elevated position within a quiet cul-de-sac, enjoying open and ever-changing views across the Firth of Forth. The home lies a short stroll from the train station, with the Fife Coastal Path and Port Laing Beach also close by. With central Edinburgh, the airport, and motorway networks all readily accessible, this coastal retreat perfectly balances tranquillity and everyday convenience.

SPACIOUS

FIVE BEDROOM DETACHED HOME

Fully refurbished by the present owners, the fresh neutral interiors are enhanced by warm natural wood finishes, including engineered hardwood oak flooring, and newly fitted carpeting. A new high-end kitchen and newly installed bath and shower rooms further elevate the home, creating a sophisticated, move-in-ready environment well-suited to both family living and entertaining.

GENERAL FEATURES

Desirable coastal village setting in historic North Queensferry
Elevated cul-de-sac position with open views across the Firth of Forth
Enviably close to the Fife Coastal Path and Port Laing Beach
Spacious detached contemporary family home
Turn-key condition with high-end, recently upgraded interiors
Excellent transport links to Edinburgh, the motorway network, and airport

ACCOMMODATION FEATURES

Welcoming porch and elegant reception hall with storage, WC, and garage access
Dual-aspect living room with bay window and coastal outlooks
Sunny dining room with coastal views, living-flame fire, and garden and kitchen access
Newly fitted south-facing kitchen with breakfast island, integrated appliances, and garden access
Principal suite with fitted wardrobes and luxury four-piece bathroom (newly fitted)
Four further double bedrooms
(including study and family room options) - three with storage
Second en-suite shower room and family bathroom (newly fitted)
Airy galleried first-floor landing with storage

EXTERNAL FEATURES

Neatly landscaped front garden and enclosed south-facing rear garden
Striking natural rock backdrop providing added privacy
Dining terrace and covered patio - ideal for outdoor entertaining
Private driveway parking for multiple vehicles
Integral single garage with plumbed utility area



ELEGANT

RECEPTION HALL WITH
WC AND GARAGE
ACCESS

Set beneath an inviting archway, the front door opens into a practical porch with cloak storage, leading through to an elegant reception hall, where understair storage, a WC, and direct garage access enhance day-to-day convenience.

LIGHT-FILLED SPACES

FOR DINING AND RELAXATION



Two welcoming reception rooms extend from the hall, both enjoying excellent natural light and coastal outlooks.

THE DINING ROOM

The living room boasts a dual aspect with a feature bay window, whilst the south-facing dining room accommodates an ten-seater table and opens directly to the garden via sliding doors. A living-flame fire, atmospheric lighting, and an open connection to the kitchen create an inviting and intimate setting for family meals and social gatherings.



OPEN CONNECTION TO THE KITCHEN
CREATES AN INVITING AND INTIMATE
SETTING FOR FAMILY MEALS AND
SOCIAL GATHERINGS



BREAKFASTING KITCHEN

Bathed in natural light from south-facing windows and French doors opening to the garden, the newly fitted kitchen features ivory shaker-style cabinetry, quartz worktops, a Belfast sink, and a statement central island with seating.





Integrated appliances include a five-burner hob, double oven, and dishwasher, with space for a large fridge freezer. A discreet plumbed utility area is located in the garage.





AIRY GALLERIED

FIRST-FLOOR LANDING WITH STORAGE



SUMPTUOUS

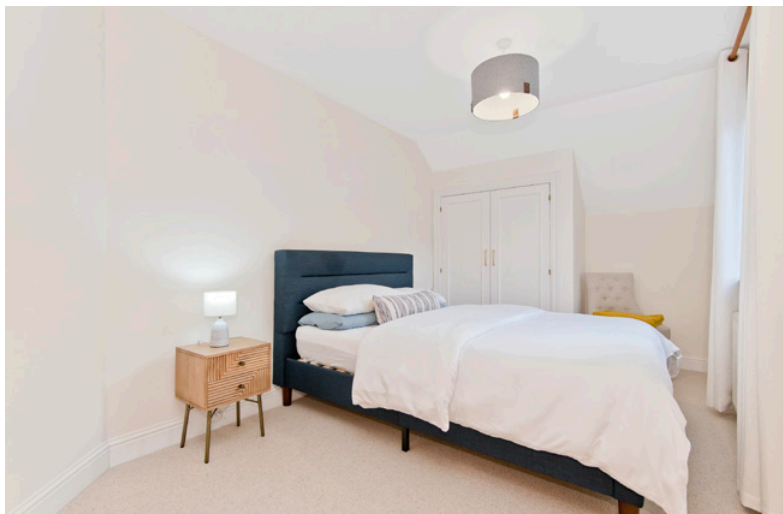
PRINCIPAL SUITE



Occupying a prime first-floor position, the principal bedroom enjoys a dual aspect with elevated views across both the garden and coastline. Calm natural finishes, fitted wardrobes, and a luxurious en-suite bathroom create a refined retreat, with the new bathroom featuring a sculptured bath and a walk-in rainfall shower.



FURTHER BEDROOMS WITH FLEXIBLE USE



Four additional well-proportioned double bedrooms provide versatile options for family and guests, three with built-in storage, arranged around the airy galleryed landing.



SECOND EN-SUITE



AND FAMILY BATHROOM

A further en-suite shower room and a naturally lit family bathroom serve the remaining bedrooms, both newly fitted and finished in a cohesive, refined style.

Extras: All fitted flooring, light fixtures, and integrated kitchen appliances are included in the sale. Most furniture, the hot tub, fridge freezer with plumbed-in filter system, and brand-new washing machine and tumble dryer are available by separate negotiation.

SECURE

SOUTH-FACING GARDEN



GARDENS AND PARKING

Neat lawns frame the property to the front and rear, with the enclosed rear garden enjoying sunshine throughout the day. A natural rock outcrop forms a distinctive backdrop, softened by greenery, while a dining terrace and sheltered patio provide inviting spaces for outdoor living.

A multi-vehicle driveway and integral single garage provide ample private parking, together with additional storage and utility space.



NORTH QUEENSFERRY

THE HISTORIC VILLAGE OF NORTH QUEENSFERRY IS PERCHED BETWEEN THE ICONIC FORTH BRIDGE AND THE FORTH ROAD BRIDGE ON THE NORTH SIDE OF THE FIRTH OF FORTH



Offering an ideal setting for families seeking a peaceful retreat away from the busyness of the city. The village enjoys an exceptionally picturesque position, with its charming pier and Port Laing beach, while the nearby Fife Coastal Path provides the perfect backdrop for leisurely walks, jogging and cycling.

Local amenities include a village shop, a traditional hotel, a community centre and a selection of eateries, including the award-winning Wee Restaurant. Scotland's national aquarium, Deep Sea

World, is also located within the village, offering a fun and educational experience for all the family. More extensive amenities can be found in Inverkeithing, just a five-minute drive away. Schooling in the area is well catered for, and North Queensferry benefits from its own train station, with regular services reaching Edinburgh in under 30 minutes. With major motorway networks within easy reach, commuting by road is also swift and convenient.



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All sizes are approximate.