



boyd property

17 West Harbour Road
CHARLESTOWN | KY11 3ET





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Description

Boyd Property are delighted to present to the market this magnificent, well-proportioned detached home, which been designed specifically to take advantage of the stunning views over the Forth and beyond. This property has been well maintained and offers a superb family home with flexible, generous living accommodation set over three floors. The ground floor accommodation briefly comprises; a welcoming half glazed entrance vestibule that leads into the hall which gives access to the home office, a useful downstairs WC and a door gives access into the garage. A small staircase allows direct access into the dining room with doors to the lounge, kitchen, and large breakfast area, all overlooking the rear garden and out towards the open views over the Forth. There is a useful laundry room located off the kitchen. The principal bedroom provides a tranquil retreat with a lovely view over the garden and comes complete with a dressing room and en suite shower room. A carpeted staircase leads to the first-floor landing which gives access to three further bedrooms, one with an en suite shower room. The large family bathroom is fitted with a white three-piece suite comprising a big jacuzzi bath and has a separate shower cubicle. A further carpeted staircase leads up to the family room/bedroom five with door leading out to a large sunny balcony which offers uninterrupted breathtaking coastal views. The property further benefits from gas central heating, double glazing, good storage facilities including attic space. Externally, the property has a private front garden, a driveway which provides parking for multiple vehicles and access to a double garage. A paved pathway with landscaped borders leads around the side of the house, a gate gives access to the rear garden. The fabulous south facing tiered rear garden is a sun trap with picturesque views over the water and is bordered with mature plants and shrubbery and comprises a large patio area for al fresco dining, a well-manicured area of lawn and a sunken terrace located at the water edge. This stunning property will appeal to a variety of prospective buyers and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.



Features

- Exceptional coastal views over the Firth of Forth
- Entrance vestibule
- Hall
- Office
- WC
- Lounge
- Family room/bedroom 5
- Dining room
- Kitchen
- Breakfast area
- Laundry room
- 4 Bedrooms
- 3 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities including attic space
- Private gardens to front and rear
- Private driveway
- Double garage

“ A magnificent, well-proportioned detached home, which been designed specifically to take advantage of the stunning views over the Forth and beyond. ”



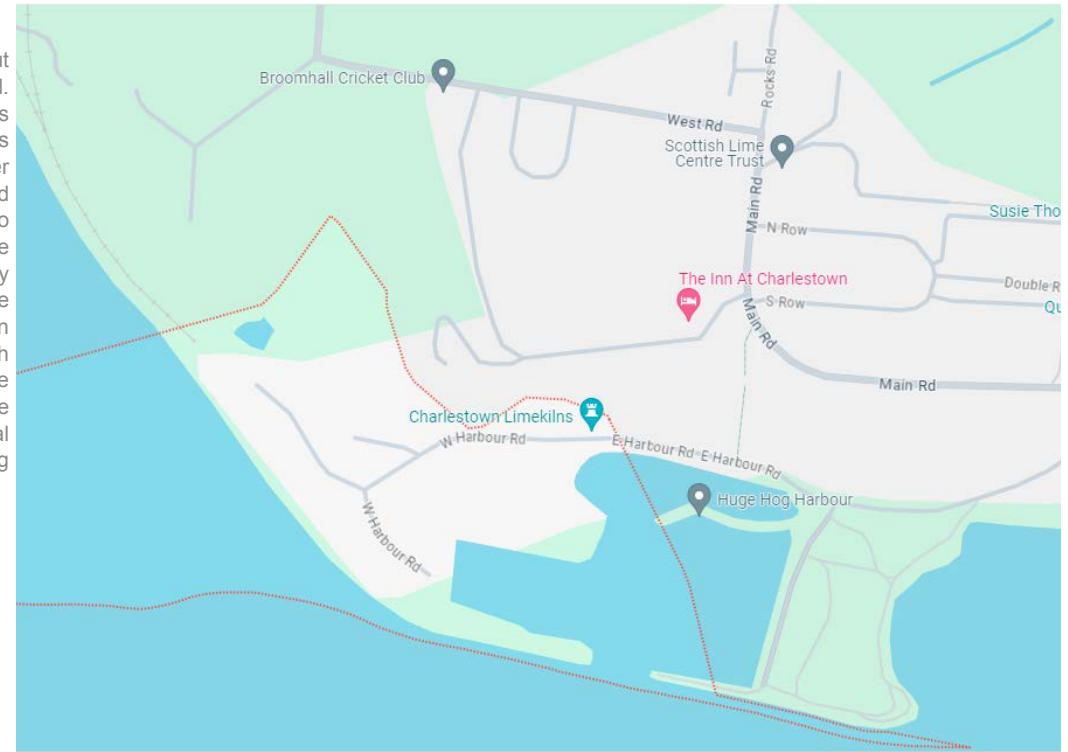
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Location

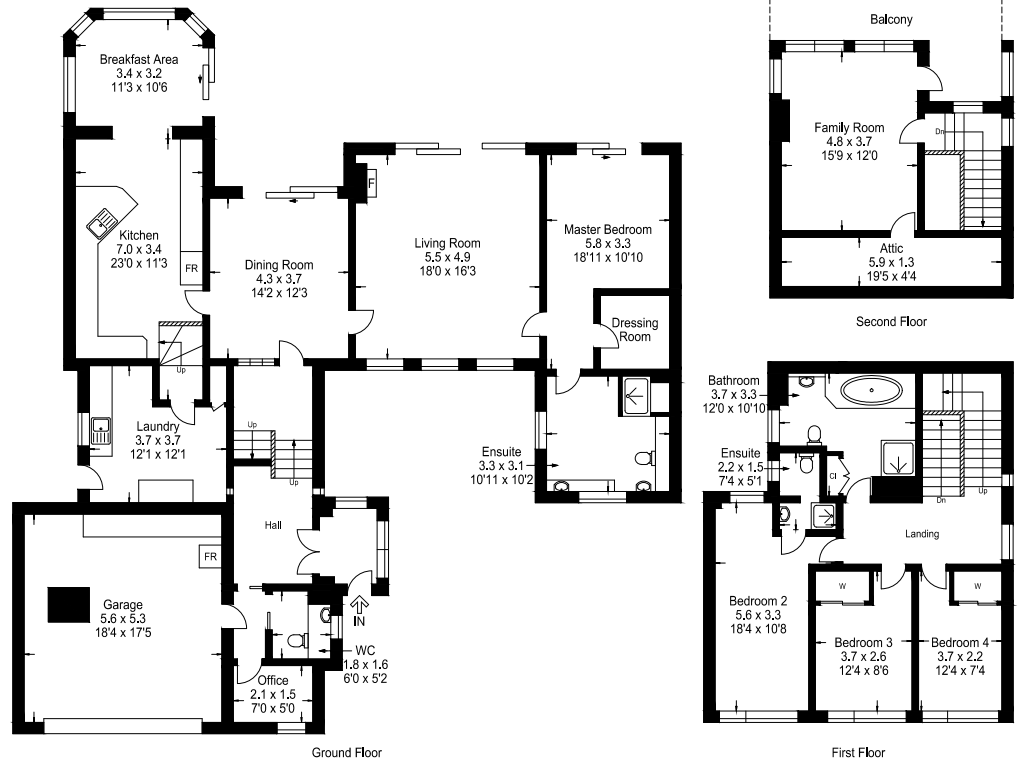
17 West Harbour Road sits in an enviable position boasting panoramic views of the Firth of Forth and out towards the Three Bridges. The quiet residential street leads to the harbour after which the road is named. Nearby are the landmark lime kilns dating back to the late 18th century, now protected A Listed monuments due to their importance in the Industrial Revolution. Charlestown is a well serviced community with a doctor's surgery and pharmacy, village store, cricket club, and hotel with pub. The nearby village of Limekilns further supports the area with everyday amenities including a mobile post office, church, dog groomers, café, hotel, and bistro, and two pubs. The village also has a local tennis club and sailing club. Dunfermline is about 3.5 miles to the north, and provides many leisure facilities and professional services, as well as local attractions such as the Abbey and the lovely Pittencrieff Park. There is a primary school in Limekilns and secondary schools in nearby Dunfermline and Inverkeithing. It is 15 miles to Dollar Academy, where there is a direct school bus service departing from Limekilns, and there are easy links to other independent schools in Edinburgh. Charlestown is well connected, with the nearby M90 providing fast access to Perth and Edinburgh. Trains run to Edinburgh from Dunfermline and Inverkeithing. There are Park & Ride bus links at Inverkeithing (Ferrytoll) and Dunfermline (Halbeath) with regular services into Edinburgh. Edinburgh International Airport is about 16 miles away. The region offers a range of outdoor activities such as sailing and other water sports and the popular Fife Coastal Path runs through the village. There are hillwalking and mountain biking trails in the Ochil and Cleish Hills along with riding schools nearby and for golf enthusiasts, several renowned courses in the vicinity.

Extras

All fitted floor coverings and the garden shed.



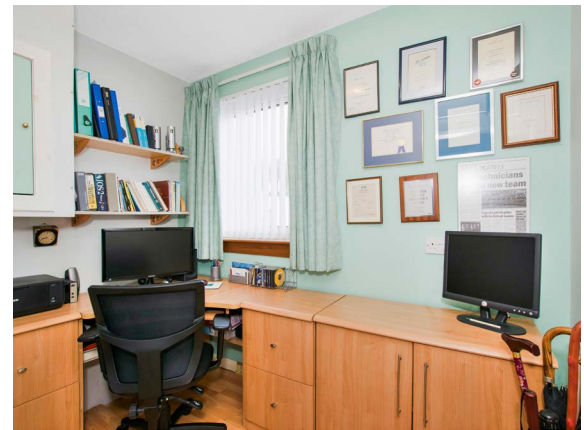




Approx. Gross Internal Floor Area 2978 Sq ft / 276.7 Sq m

VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024



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