



Morgans

PROPERTY

12 Dunfermline Road, Limekilns, KY11 3JS

Offers Over £595,000



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Welcome

DESCRIPTION

Rarely available in today's market is this beautiful detached villa in a fabulous plot providing substantial accommodation in the sought after coastal village of Limekilns. With views over the river and close to all local amenities this period dwelling, circa 1948, offers character and charm, retaining many original features including bay window, ceiling rose and decorative cornicing to name but a few. There are open fireplaces in the lounge and dining room. The accommodation is versatile throughout and briefly comprises entrance vestibule, reception hallway, wc, living room, dining room with bay window, dining kitchen, utility room and conservatory on the ground floor. Feature staircase leads to the first floor where there are four double bedrooms, family bathroom and shower room with views over the Forth. The property benefits from a gated driveway for several vehicles leading to detached double garage to the rear. There are well maintained gardens to the front and rear offering excellent outdoor space with mature plants and shrubs with summer house, patio and seating areas. Essential viewing.





EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. The cooker and fridge freezer are also included, no warranty is given on these appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









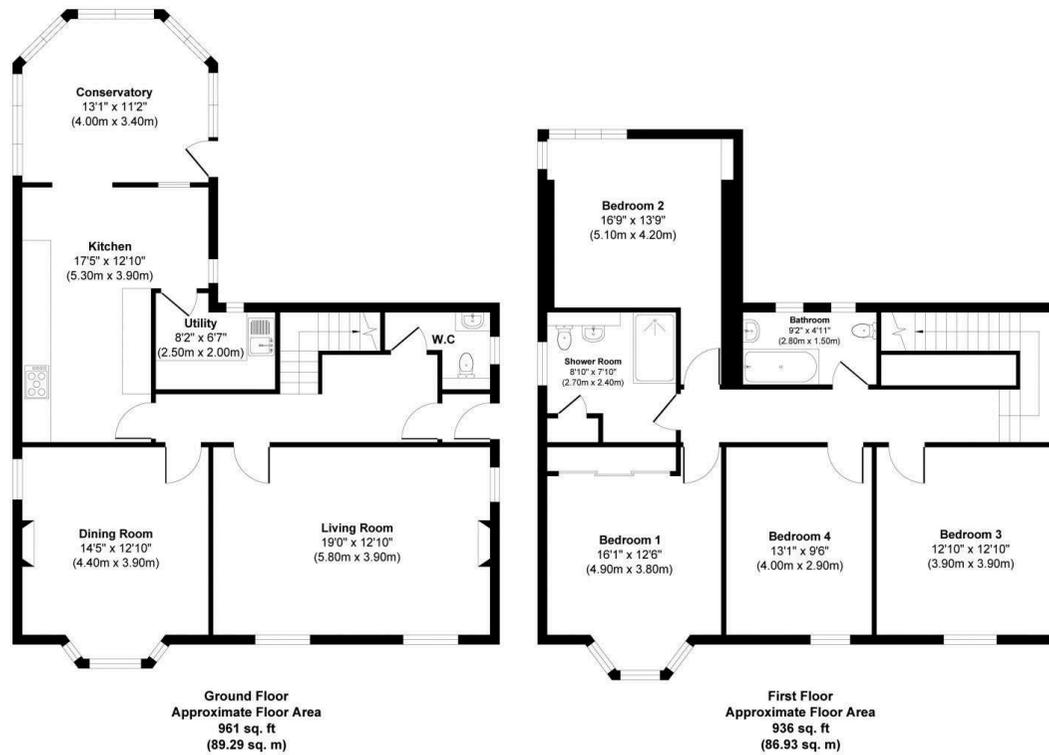
Limekilns

The property is located in the highly sought after picturesque conservation village of Limekilns which retains much of its period charm and character adjoining the village of Charlestown which has a local shop for everyday facilities. There is a well respected primary school together with hotels, coffee shop and public houses. There are further facilities in the nearby towns of Rosyth and Dunfermline including secondary schools and leisure services. Only a short distance away from the A985 trunk road the property is ideally placed for commuting with both the Forth and Kincardine Bridges within easy reach together with the central motorway system.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Approx. Gross Internal Floor Area 1897 sq. ft / 176.19 sq. m

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.