



Morgans

PROPERTY

3 Hilton Cottages, Hilton Road, By Limekilns, KY11 3HA

Offers Over £249,995





Entrance Hall



3 Double Bedrooms



Lounge



Dining Kitchen



Bedroom 3/Sitting Room



Shower Room/Utility



EPC Rating - D



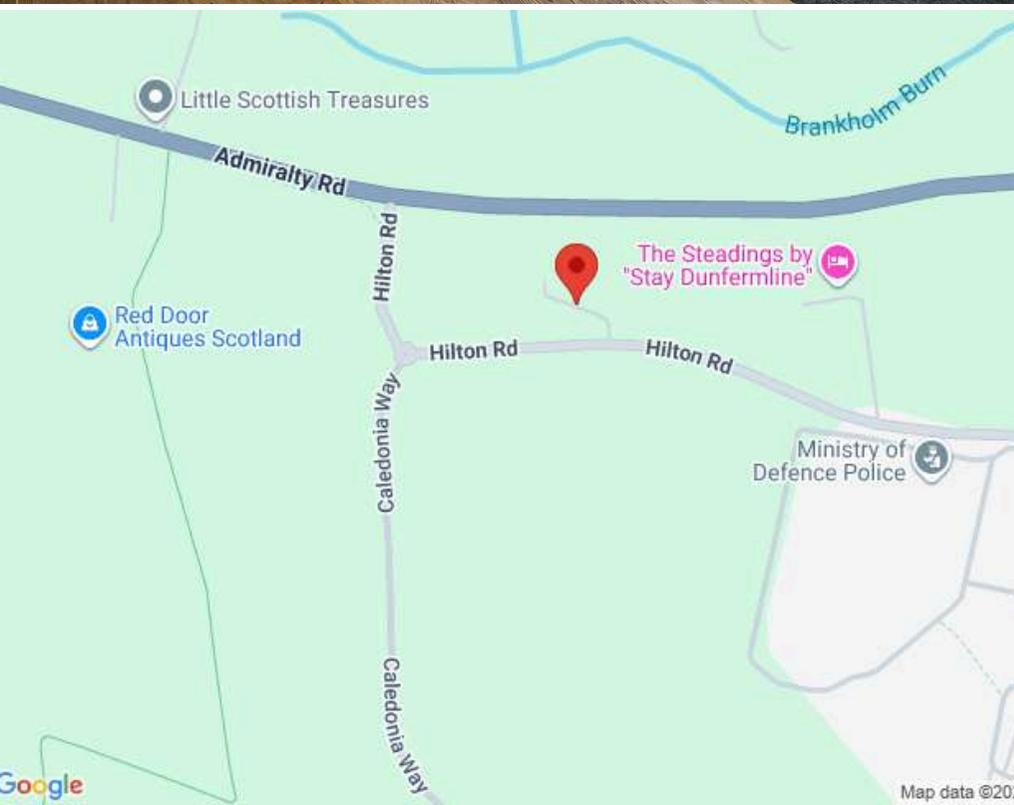
Council Tax Band - C





Welcome

The accommodation briefly comprises, welcoming reception hall, lounge with inset wood burner, sitting room or third bedroom with stove, stylish dining kitchen and modern shower room. On the upper level there are two further double bedrooms. The property is double glazed with LPG heating. The rear gardens are an idyllic haven, they provide a child and pet safe environment. There are timber outbuildings, ideal for storage, one of which would be ideal as a summerhouse for outdoor entertaining. The private access road provides ample parking for owners and visitors.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances including oven/hob, dishwasher and washing machine. All outbuildings included.

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.









By Limekilns

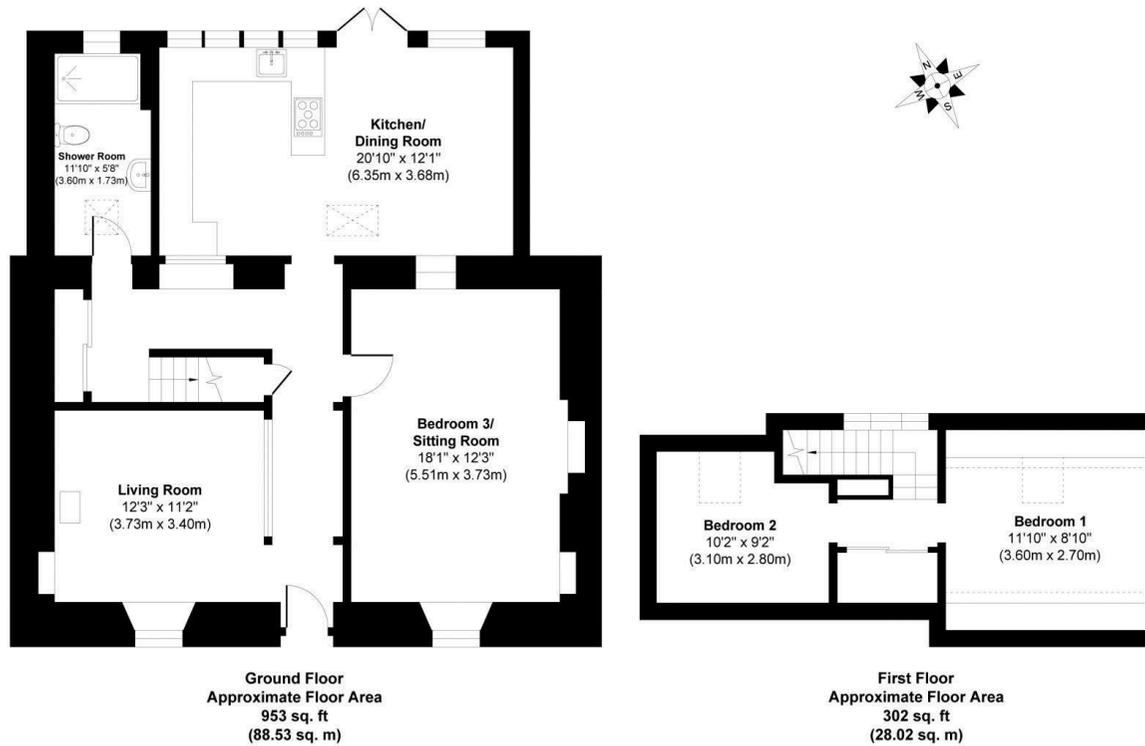
3 Hilton Cottage is a C-Listed mid-terraced sandstone cottage circa 1825 and forms part of a single storey terrace comprising of four double-fronted homes. The cottages are assumed to have been built for farm workers at the nearby Hilton Farm. This cottage is ideally placed between Rosyth and Limekilns and would suit any discerning buyer looking for a country lifestyle yet a short distance to the main city centre and surrounding villages and towns. There are a number of good walks to be enjoyed from the doorstep, cycling routes, Sailing Clubs nearby and a number of sporting groups and recreational facilities in local area. Primary schooling can be found in Limekilns and Rosyth. Secondary Schooling is in Dunfermline or Inverkeithing. Hilton Cottage is well connected giving easy access to the A985, the M90 and Forth Bridges offering direct links to Edinburgh and the central belt. A mainline railway station at Rosyth provides frequent connections to Edinburgh and there is a local bus service to Dunfermline. A park and ride service at Inverkeithing and Halbeath is very popular for Edinburgh and Edinburgh airport connections.

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.



Hilton Cottages, Hilton Road, Rosyth, KY11 3HA



Approx. Gross Internal Floor Area 1255 sq. ft / 116.55 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.