



Morgans

PROPERTY

1 Main Street, Limekilns, KY11 3HL

Offers Over £470,000



3



2



2





Entrance Porch



Four Bedrooms



Kitchen/Dining/Sitting Room



En Suite Bathroom



Lounge



Garden



EPC Rating -



Council Tax Band -





# Welcome

## DESCRIPTION

Absolute stunning semi detached period property in the popular coastal village of Limekilns. The property is a credit to the present owner being offered in move in condition and briefly comprises entrance porch to open plan kitchen/dining/sitting room with log burner. On this level is principal bedroom with en suite, dining room/bedroom and utility area. Feature oak and glass stairwell takes you to the first floor with living room, two further bedrooms and four piece family bathroom. The property further benefits from partial sea views over the Forth and private parking to the front. Metal gates enclose the private garden with south facing aspect and beautiful summer house also. Rarely available in todays market and essential viewing to appreciate the quality of accommodation on offer.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, blinds, bathroom and light fittings together with integrated 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.









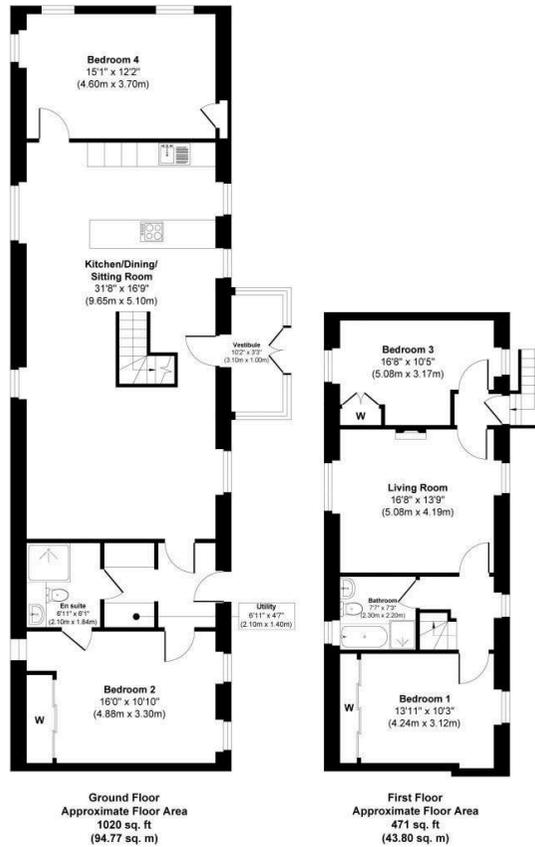
## Limekilns

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 hotel 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.





**Approx. Gross Internal Floor Area 1491 sq. ft / 138.57 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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