



UPPER WELLHEADS LIMEKILNS | OFFERS OVER £149,950

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UPPER WELLHEADS

LIMEKILNS

£149,950

Just SOLD in only 14 days (STCM) - Similar Properties Required!

This delightful ready-to-move-into 3 bedroom Lower Villa Flat offers spacious all-on-the-level accommodation with beautifully refitted bathroom and kitchen, feature fireplace, 3 excellent double bedrooms, attractive sanded timber flooring, gas heating, double glazing and its own private garden that cannot fail to impress!

Don't miss this one! Call your local Professional Estate Agent Colin Jenkins at AMAZING RESULTS!™ Estate Agents today to book your viewing appointment. 01383 69900 | 07977 170505.

DESCRIPTION

With a spacious, flexible layout this beautifully appointed Ground Floor property enjoys a welcoming entrance hall, delightful lounge with feature coal effect living flame gas fire and attractive surround, superb refitted kitchen with built-in appliances and door to private rear garden, dining room or 3rd double bedroom, 2 further double bedrooms and modern refitted bathroom with shower.

Externally this home has easily maintained front and rear gardens and enjoys a superb setting backing onto the village park that includes the children's play area. A choice property. Call now to view.

LOCATION

Number 21 Upper Wellheads enjoys a prime position in the heart of this highly sought-after conservation village of Limekilns. Dating from the 14th century as a fishing village as well as the principal port for The Royal Burgh of Dunfermline, the village has fine amenities and excellent harbours including many historic buildings and an interesting history as an important centre for the production of lime and the export of coal.

The village amenities include excellent primary schooling, shops for everyday requirements, Post Office, church, doctors surgery/health care facilities, local bus services, village park, tennis club, attractive walks along the coast and in the surrounding countryside. There are 2 excellent village pubs The Bruce Inn and The ship Inn as well as good restaurant facilities at Coorie by the Coast and The Inn at adjoining Charlestown. Both Limekilns and Charlestown offer good harbours with fine sailing to be enjoyed in on The Forth.

The secondary schooling catchment for Limekilns is Woodmill High School in Dunfermline and there is a bus service for pupils. Dollar Academy is within easy traveling distance of the village and there is a bus service for pupils from Dunfermline.

Nearby Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. The extensive amenities of Dunfermline city are only a short journey away and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities. Edinburgh can be reached by road via The Queensferry Crossing and there is also a frequent train service from Dunfermline and Inverkeithing stations offering regular and direct

services to Edinburgh Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- Superb Lower Villa Flat
- Delightful lounge with feature fireplace
- Sought-after village location
- Spacious all-on-the-level accommodation
- Sanded timber flooring
- 3 double bedrooms
- Refitted Kitchen (appliances)
- Attractive refitted bathroom
- Gas Heating & Double Glazing
- Own gardens

GARDENS

Step outside into your own private enclosed L-shaped garden to the rear with fence surround including a generous area of laid-to-lawn, patio area and backing onto parkland. The property also benefits from its own attractive front garden, mainly grassed area with flowering borders.

EXTRAS

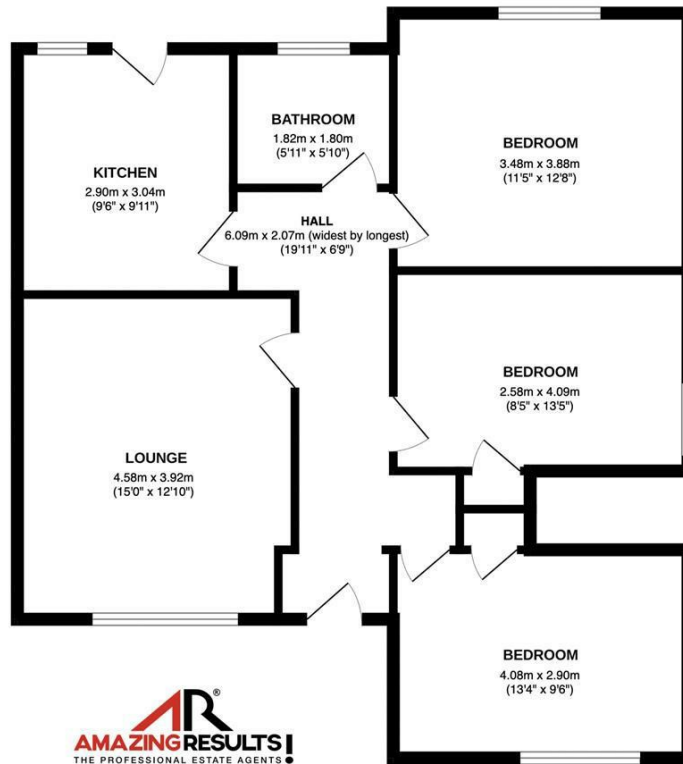
All fitted floor coverings and the large timber garden shed are included in the sale.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

FREE PROPERTY VALUATIONS

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 01383 699000 | 07977 170505. Book your FREE property valuation online. www.AMAZINGRESULTS.com.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC	71	75
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive 2002/91/EC	69	74



To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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