



THE OLD ORCHARD LIMEKILNS | OFFERS OVER £165,000  
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# THE OLD ORCHARD

## LIMEKILNS

£165,000

Under Offer - Similar properties required.

A rare find in this price range - A superb Semi Detached Bungalow in sought-after village location!

This delightful one bedroom Semi Detached Bungalow with distinct cottage feel has its own private garden and parking and enjoys a quiet, hideaway cul-de-sac setting within the heart of the popular, coastal village of Limekilns.

Packed with character and charm, this lovely home boasts a welcoming vestibule, hall and beautiful lounge with attractive sanded flooring and feature multi-fuel stove, bright fitted kitchen with built-in appliances, good-sized double bedroom overlooking the private enclosed garden and bathroom. There's a generous floored loft above the property with power and light.

### DESCRIPTION

Rarely available, an attractive Semi-Detached one-bedroom Bungalow enjoying a delightful 'hideaway' location in a quiet cul-de-sac within the popular coastal village of Limekilns. This south-facing Bungalow has its own private, easily maintained gardens which are fully enclosed and includes its own parking area. The property will undoubtedly suit anyone looking to own a bright, well proportioned one bedroom all-on-the-level home within easy walking of distance of the centre of this picturesque village and all the amenities on offer.

The accommodation is well presented throughout and comprises a welcoming entrance vestibule and hallway with attractive timber flooring from which all main rooms lead off, including a bright, spacious lounge with a superb multi-fuel stove and open outlook, attractively fitted kitchen with built-in appliances and with space for small breakfast table, good-sized double bedroom overlooking private gardens to rear and original 3-piece bathroom. From the hallway, a ladder provides access to a substantial floored loft with power and light. The property is double glazed and has gas central heating.

You'll love the quiet, secluded location! Call your local Professional Estate Agent Colin Jenkins today to book your viewing appointment. 01383 69900 | 07977 170505.

### SITUATION

Fairhaven Cottage enjoys a quiet hideaway setting in a sunny south-facing position within the heart of the highly sought-after coastal 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

- Rarely available 1 bedroom Bungalow
- Sought-after village location
- 'Hideaway' cul-de-sac location
- Spacious lounge with multi-fuel stove
- All-on-the-level accommodation
- Fitted kitchen (appliances)
- Good-sized double bedroom
- Generous floored attic
- Gas heating & double glazing
- Enclosed private gardens
- Private parking

### EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

### GARDENS & PARKING

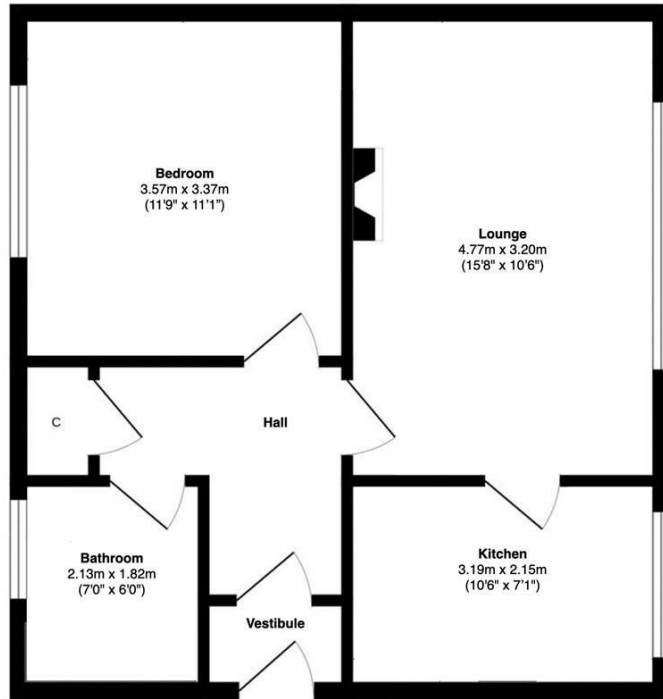
Fairhaven, in The Old Orchard, boasts its own private enclosed fenced gardens to the front and rear of the property, that will delight all who view. To the front is a small area of fenced garden with laid to chippings. Private parking space in front. The rear garden has an area of laid to lawn with fence surround providing a high degree of privacy and raised decked area with ample space for garden furniture.

### 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](http://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](http://www.AMAZINGRESULTS.com).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>	(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>63</b>		<b>61</b>	
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	

To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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