



UPPER WELLHEADS LIMEKILNS | OFFERS OVER £129,950
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UPPER WELLHEADS

LIMEKILNS

£129,950

Wake up every day to wonderful views across the River Forth!

In the charming village of Limekilns, this ready-to-move-into 2 bedroom Upper Villa Flat is a rare gem waiting to be discovered. Boasting an attractively presented interior, this property features a welcoming hallway, beautiful lounge with feature fireplace and outstanding views, 2 good-sized bedrooms, bespoke fitted kitchen with appliances and wonderful riverside views and a refitted shower room, making it an ideal space for comfortable living.

One of the standout features of this property is its own private garden, a perfect retreat for enjoying the tranquillity of the sought-after coastal village of Limekilns.

DESCRIPTION

Whether you're looking for a peaceful sanctuary away from the hustle and bustle of city life or a place to enjoy the beauty of nature, this flat ticks all the boxes.

With its prime location and desirable features, early viewing is highly recommended to seize the opportunity to make this charming flat your own.

The property offers bright, spacious accommodation that cannot fail to impress, comprising entrance with stair rising to a welcoming reception hall, attractive and spacious lounge with feature fireplace and wonderful panoramic views across the Firth of Forth towards Lothian, an attractive bespoke fitted kitchen includes all the appliances, two excellent bedrooms and refitted shower room. The property benefits from double glazing and gas central heating. Externally there is a delightful west/south-facing well presented garden with fence/hedge and walled surround including garden shed. Early viewing is highly recommended to appreciate the calibre of this delightful home.

Call your local Professional Estate Agent Colin Jenkins at AMAZING RESULTS!TM Estate Agents today to book your viewing appointment. 01383 699000 | 07977 170505.

LOCATION

Number 26 Upper Wellheads enjoys a prime position in the heart of this idyllic coastal village with panoramic views across the Firth of Forth. Limekilns is a conservation area and has become a highly sought-after residential village with fine amenities and excellent harbours. Dating from the 14th century as a fishing village as well as the principal port for The Royal Burgh of Dunfermline, the village has 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 Dunfermline High School 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 walk-in condition Upper Villa Flat
- Wonderful panoramic views!
- Sought-after village location
- Spacious accommodation
- 2 double bedrooms
- Refitted Kitchen (appliances)
- Refitted Shower Room
- Gas Heating & Double Glazing
- Own private garden

GARDENS

A good-sized south/west-facing enclosed fenced and walled garden is a particularly attractive feature with this spacious Upper Flat and boasts areas of laid-to-lawn with large timber garden shed included in the sale. External storage cupboard.

EXTRAS

All fitted floor coverings, appliances and shed are included in the purchase price.

ARRANGE A VIEWING?

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!TM 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.

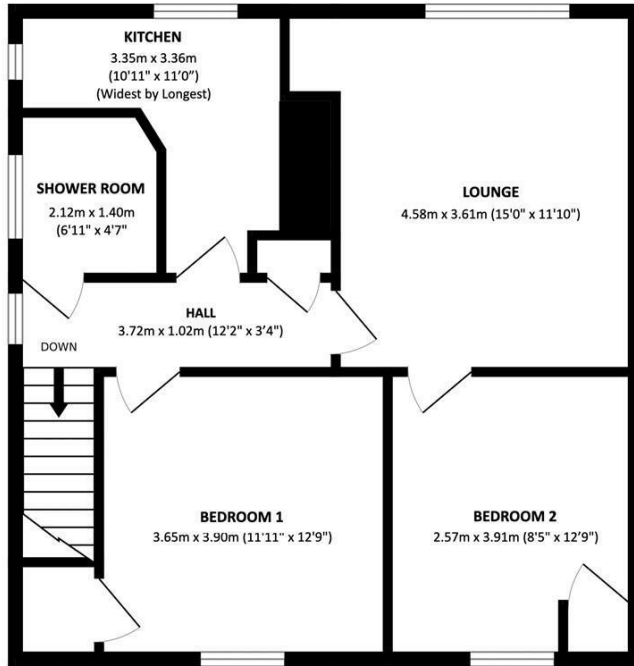
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PROPERTY TO SELL?

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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			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	75	76	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

To view this property call Colin Jenkins on 0800 999 1565



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