

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**7 The Old Orchard, Limekilns,
Offers Over £279,950**



Delightful detached dwellinghouse offering well-proportioned accommodation in an idyllic hideaway setting close to the heart of riverside village. Superb views of River Forth. Hall, Lounge/dining room, Kitchen, Shower room, 3 Bedrooms (Master en-suite shower room). Double glazing. Gas central heating. Well established and beautifully maintained gardens. Long driveway. Garage. Ideal family home. Attractive partial views of River Forth. Requires some modernisation. Great potential for extension. Sought after village location. Internal viewing a must! EPC - D. Council Tax - E. Freehold

LOCATION

This property enjoys a most attractive hideaway location set within the highly sought after picturesque conservation village of Limekilns, which retains much of its period charm and character adjoining the village of Charlestown both providing ample everyday facilities including shops, well respected primary school and hotels. 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

PROPERTY - DETACHED VILLA

- Vestibule
- Hall
- Lounge/Dining room
- Kitchen
- 3 Bedrooms (Master En-suite)
- Shower room (New)
- Double glazing
- Gas central heating
- Lovely, well proportioned gardens to front and rear
- Long driveway
- Garage
- Well maintained

ACCOMMODATION

Entrance Vestibule

With door to hall.

Hall

The hall has doors leading to the lounge/dining room, Kitchen and bathroom. Stairs to upper level.

Lounge 6.40 m x 3.20 m / 21' x 10'6"

This is a lovely bright lounge. Feature fireplace. Door to bedroom 3. Twin aspect to front and side.

Bedroom 3

Located to the rear. This room could also be used as a separate dining room. Hatch to kitchen.

Kitchen 3.20 m x 3.10 m / 10'6" x 10'2"

Fitted with ample floor and wall units. Single and double storage cupboard. Door to garden. Located to the rear.

Shower Room 2.20 m x 2.00 m / 7'3" x 6'7"

A very stylish shower room, recently been refitted with a modern white suite incorporating a contemporary wash hand basin set on a vanity unit with storage cupboard. Fully tiled. LED mirror. Rear.

Landing

With doors to 3 bedrooms. Two double built storage cupboards.

Master Bedroom 4.50 m x 3.60 m / 14'9" x 11'10"

This is a well proportioned double bedroom which enjoys the benefit of walk in storage cupboard. Door to en-suite shower room. Front.

En-suite Shower room 2.60 m x 2.20 m / 8'6" x 7'3"

This is a good sized en-suite shower room. Rear.

Gardens

One of the main features this property has to offer is the beautiful areas of well maintained mature gardens to the front and rear.

GARAGE/DRIVEWAY

There is a single garage and a long driveway offering parking for several cars.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

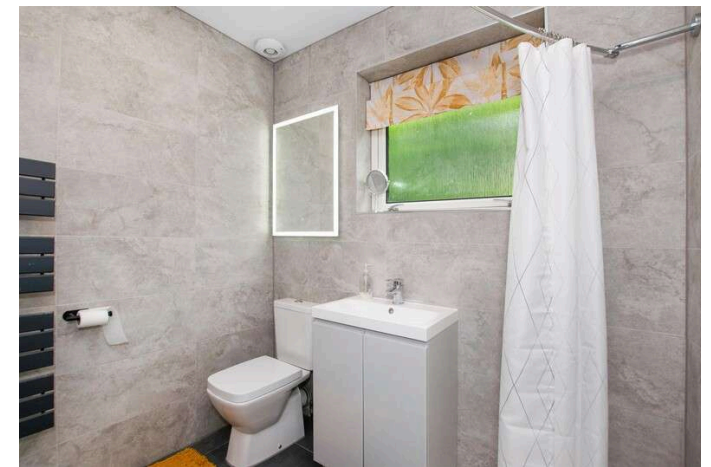
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

POTENTIAL FOR EXTENSION

This property offers great potential for extending to create a larger family home. Present occupiers have in the past had planning permission to the extend to the front of the property. Details are available.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given

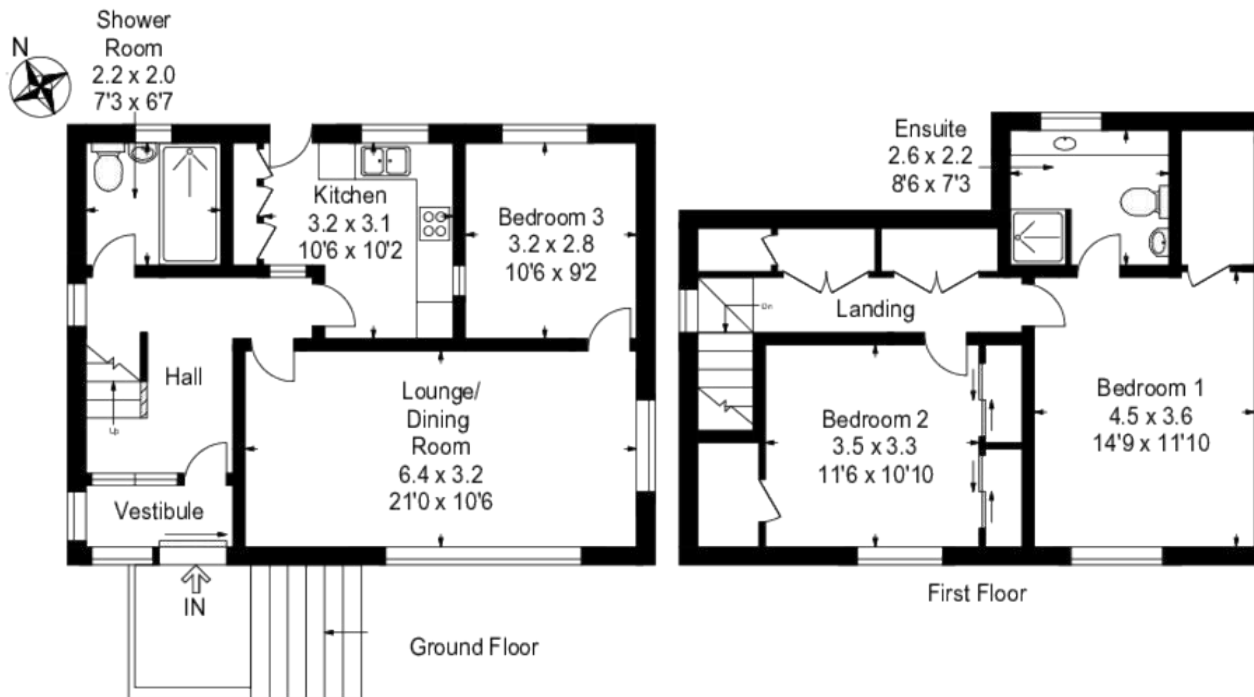
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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