



# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**4 Warrington Court, Limekilns, KY11 3HW**  
Offers Over £249,950



Unique and bright end terraced villa enjoying an attractive location and boasting a superb view of the River Forth. Property comprises - First floor - External entrance stair, Hall, Lounge (Corner double glazed window with seat and views of River Forth), Dining room, Kitchen, WC. Ground floor - 3 Bedrooms, Bathroom. Garage. Gas central heating. Good storage accommodation. Well maintained. Great potential. Internal and early viewing is essential. EPC - D. Council Tax - E. Freehold

## LOCATION

This property enjoys an attractive 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

- Attractive location just off The Promenade
- Approx 1 minute to the beach
- Views of the River Forth
- Garage
- Very close to all local amenities
- Much sought after coastal village
- Rarely available
- Internal and Early viewing is a must!

## ACCOMMODATION

### External entrance stair

A private external entrance stair to the rear gives entry to the property.

### Upper Hall

With doors leading to the lounge, kitchen, Dining room and WC. Storage cupboard.

### Lounge 5.80 m x 4.80 m / 19'0" x 15'9"

This is a lovely sized room, which features a large corner window incorporating a seat (with storage) and superb views of the River Forth. Fireplace. Door to rear hall/Stair. Front.

### Dining Room 3.50 m x 2.60 m / 11'6" x 8'6"

This is a lovely, bright and well proportioned public room. Front.

### Mid Hall

Door to Lounge and Dining room. Stairs to upper level.

### Kitchen 3.84 m x 2.60 m / 12'7" x 8'6"

Ample floor and wall units. Rear.

### WC 1.60 m x 1.20 m / 5'3" x 3'11"

Fitted with a white suite. Rear.

### Lower Hall

With doors to 3 bedrooms and bathroom. Storage cupboard.

### Bedroom 1 4.20 m x 2.60 m / 13'9" x 8'6"

Front

### Bedroom 2 3.30 m x 3.20 m / 10'10" x 10'6"

With deep storage cupboard with double doors. Front

### Bedroom 3 3.20 m x 1.84 m / 10'6" x 6'0"

Deep storage cupboard with double doors. Front

### Shower Room 3.84 m x 1.90 m / 12'7" x 6'3"

Fitted with a white suite. Rear.

## GARAGE

There is a single garage.

## HEATING

Gas central heating.

## GLAZING

Only the corner window in the lounge is double glazed.

## EXTRAS

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

## HOME REPORT

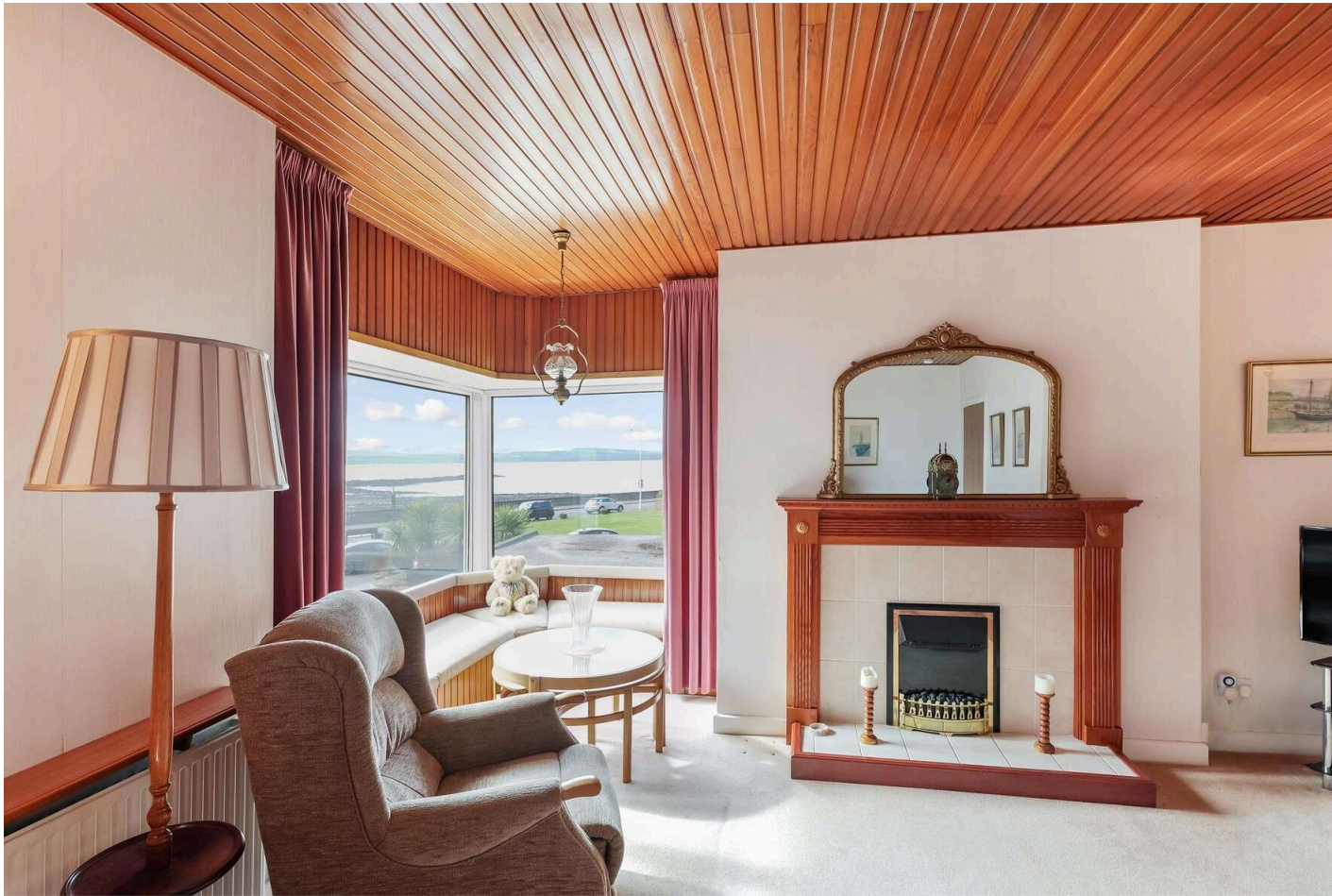
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

## SOLD AS SEEN

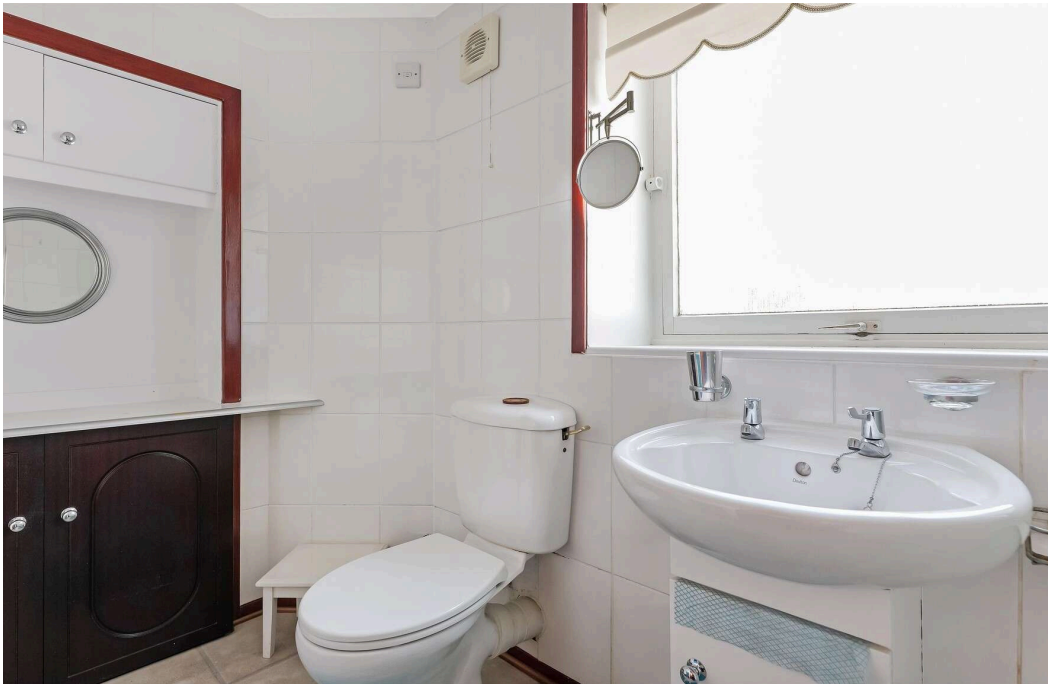
This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees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













## 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

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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

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