



ROSS & CONNELL

*Solicitors, Estate Agents & Business Lawyers*

**44a Charles Way, Limekilns, KY11 3LH**  
**Offers Over £495,000**





Stunning, executive detached villa enjoying an enviable position within an exclusive and quiet cul-de-sac setting boasting outstanding panoramic views of the River Forth towards the Pentland Hills, Blackness Castle and beyond from the upper apartments. This exceptional family home is rarely available in today's market and its prime location makes this a dream home. Ground floor - Entrance Hall, Master bedroom (Large en-suite), 3 Further bedrooms, Family bathroom, Utility room. First floor - Hall, Large Lounge/dining room, Family room (with large Balcony off), Breakfasting kitchen, Office/Bedroom 5, WC. The upper level has fantastic views from every angle. Double glazed. Gas central heating. Gardens to front, side and rear. Integrated double garage with spacious driveway. Immaculately presented. Very flexible accommodation. Modern decor. EPC - D. Council Tax - G. 187 Sqm. Freehold.



## LOCATION

The property is located in the highly sought after picturesque 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

- Stunning location
- Sought after coastal village
- Panoramic views over the River Forth
- Rarely available in today's market
- Large Balcony off the Family room
- Situated in a quiet residential estate
- Fantastic family home
- Move in condition
- Very flexible accommodation
- Bright apartments
- Master bedroom (large en-suite bathroom)
- Double garage & driveway with ample parking
- Modern decor throughout
- Quality Oak internal doors
- Immaculately presented throughout
- Early viewing highly recommended

## ACCOMMODATION

### GROUND FLOOR -

Entrance Hall 2.05 m x 5.33 m / 6'9" x 17'6"

Utility Room 2.86 m x 1.98 m / 9'5" x 6'6"

Master Bedroom 3.47 m x 4.37 m / 11'5" x 14'4"

En-suite Shower room 5.34 m x 1.98 m / 17'6" x 6'6"

Bedroom 2 3.14 m x 3.43 m / 10'4" x 11'3"

Bedroom 3 2.30 m x 3.43 m / 7'7" x 11'3"

Bedroom 4 2.13 m x 3.43 m / 7'0" x 11'3"

Family Bathroom 2.10 m x 1.98 m / 6'11" x 6'6"

### FIRST FLOOR -

Upper Hall 3.58 m x 2.81 m / 11'9" x 9'3"

WC 2.11 m x 1.66 m / 6'11" x 5'5"

Lounge/Dining room 6.76 m x 7.43 m / 22'2" x 24'5"

Family Room 3.57 m x 5.34 m / 11'9" x 17'6"

Balcony 5.60 m x 2.66 m / 18'4" x 8'9"

Breakfasting Kitchen 5.71 m x 2.61 m / 18'9" x 8'7"

Office/Bedroom 5 3.53 m x 3.54 m / 11'7" x 11'7"

### Gardens

There are well maintained areas of garden ground to the front, side and rear.

### GARAGE/DRIVEWAY

There is a integrated double garage accessed via chipped driveway offering parking for several cars. Door to hall.

### HEATING/GLAZING

Gas central heating and double glazing.

### EXTRAS

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

### HOME REPORT

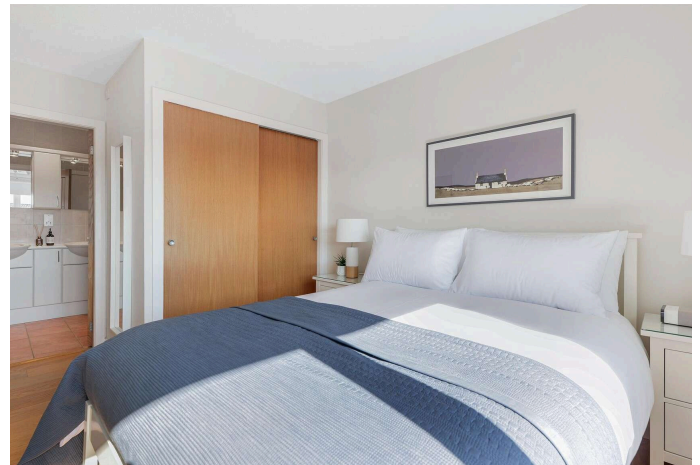
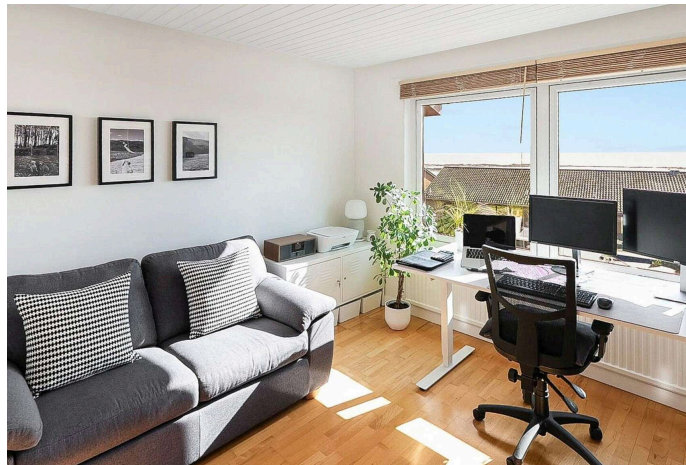
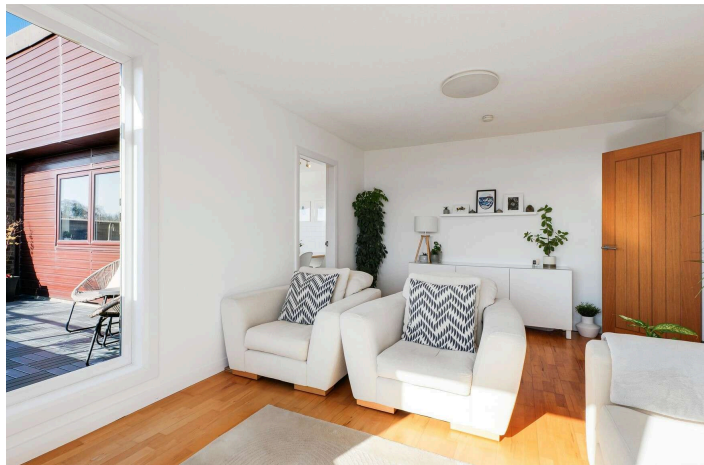
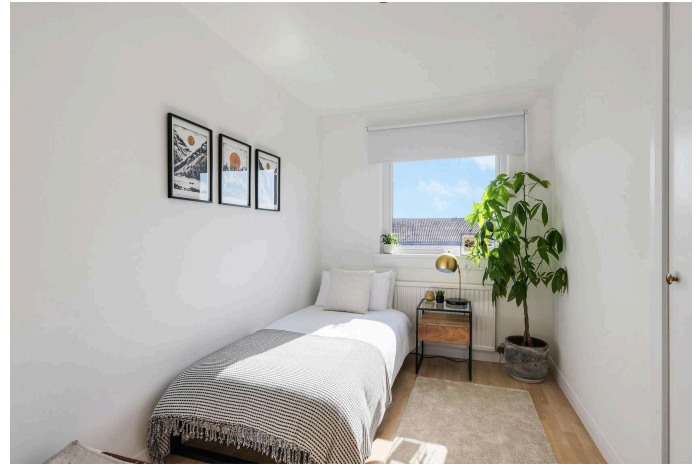
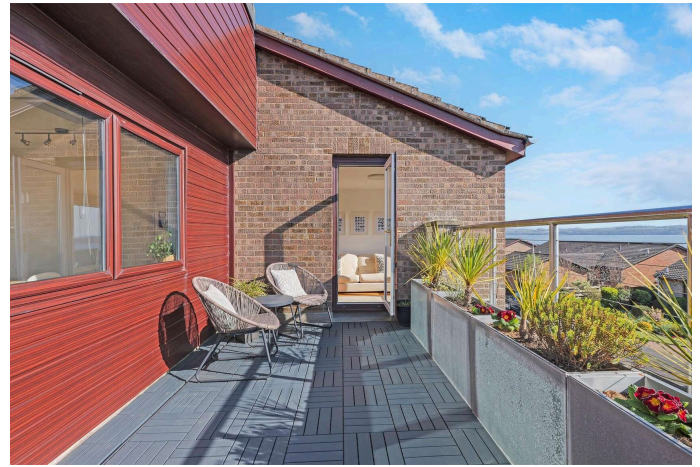
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.























## 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

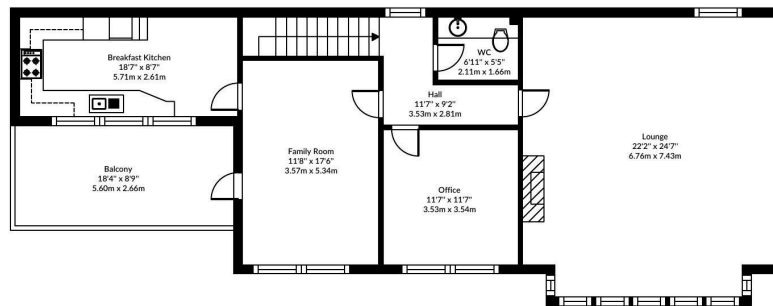
VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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

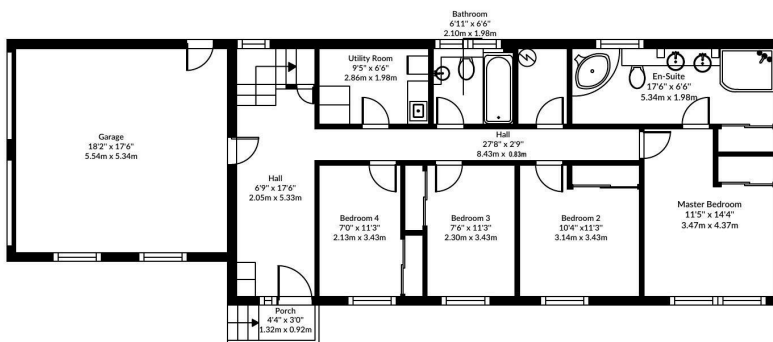
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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FLOOR 2



FLOOR 1

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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 dimension 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. (D 110927)  
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