

Morgans

PROPERTY

13 Main Street, Limekilns, KY11 3HL

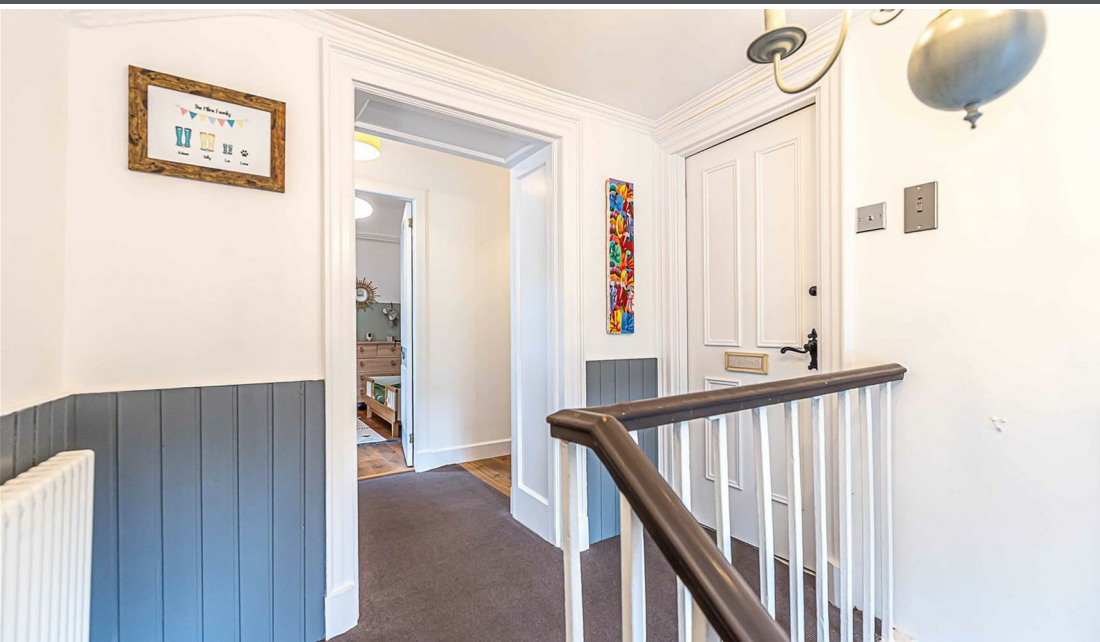
Offers Over £460,000







We are delighted to bring to the market this deceptively spacious end terraced villa in the heart of the village, situated just off the main street with partial river views from upstairs and a two minute walk to the shoreline and harbour. This charming family home, circa 1695, has been extended and upgraded throughout the years and is a credit to the present owners being offered in move in condition with many attractive features. The conservation village of Limekilns has everything you would expect for a small village on the West Fife coast. The subjects are generous throughout and briefly comprise reception hall, good storage, w.c facilities, lounge, bright and sunny dining kitchen with bi-fold doors to garden and separate utility room. A double bedroom is located on the ground floor which is currently used as a playroom. On the upper level and landing there are an additional three bedrooms with stylish master en-suite bathroom and further family bathroom. The walled gardens are well maintained and fully enclosed providing a child and pet safe environment with feature decking. The property benefits from a good sized workshop/store. The subjects are partially double glazed with gas central heating throughout.



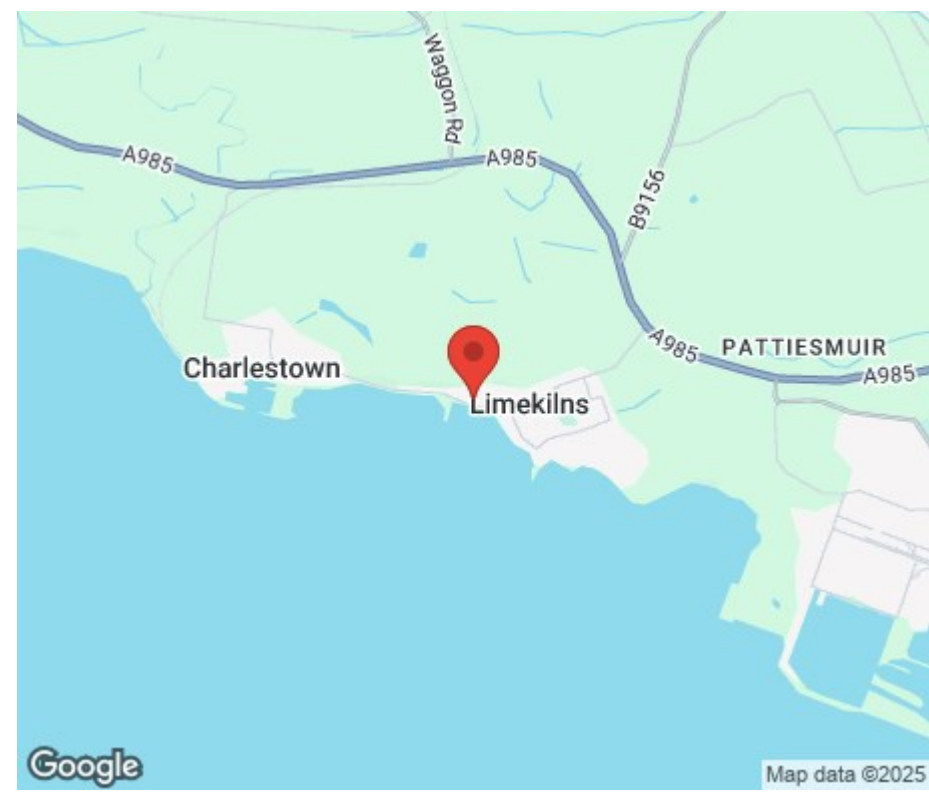


LOCATION

The property is located in 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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.











Approx. Gross Internal Floor Area 1652 sq. ft / 153.57 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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