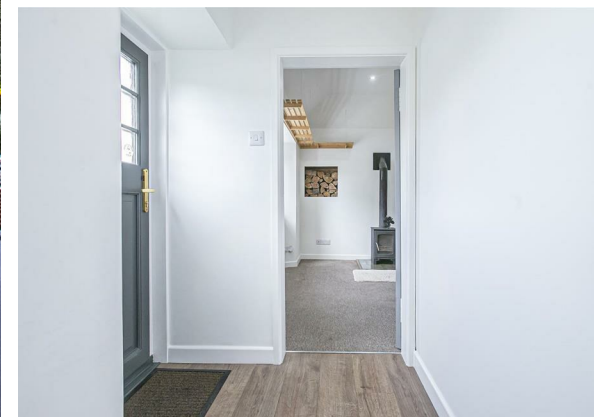
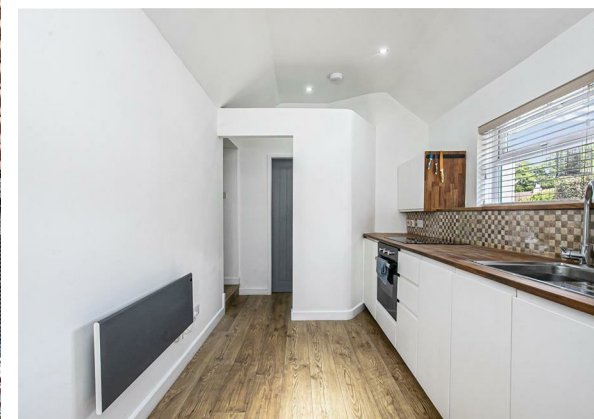




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PROPERTY

45 Double Row, Charlestown, KY11 3EJ

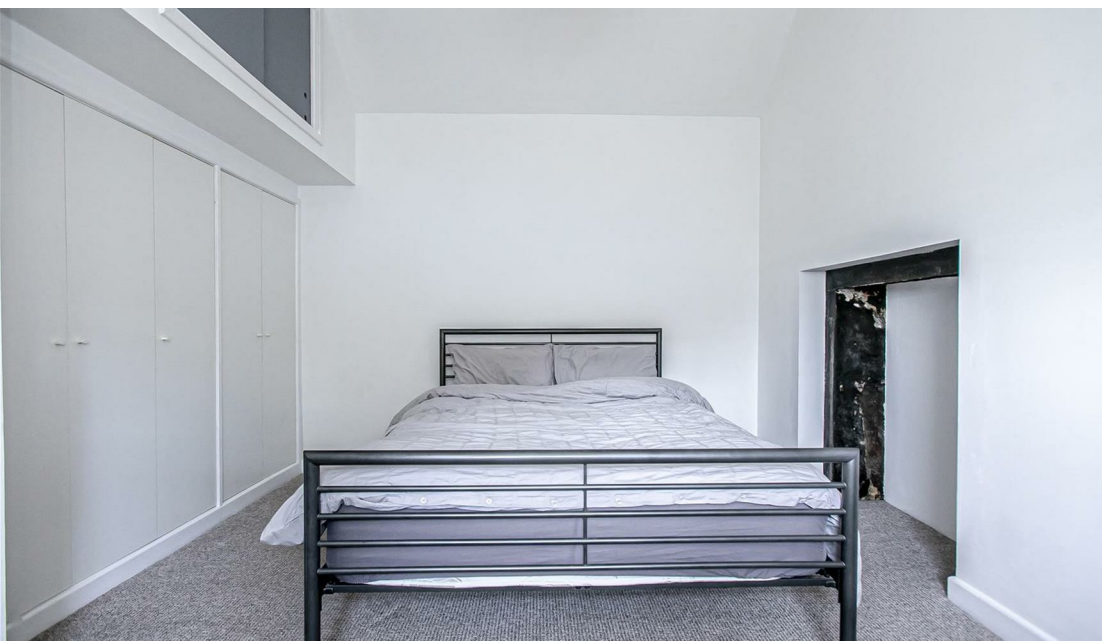
Fixed Price £185,000







Absolutely charming, end terraced cottage in the picturesque conservation village of Charlestown. The property is a credit to the present owner being offered in move in condition and benefiting from fantastic outdoor space. The rear gardens offer an idyllic setting with outdoor shed with water and electric. The accommodation is well presented and briefly comprises entrance hall, lounge with log burner, kitchen, double bedroom and modern shower room. The property has been upgraded to maximise storage areas, is double glazed with electric and underfloor heating. Attic for additional storage. Essential viewing.





LOCATION

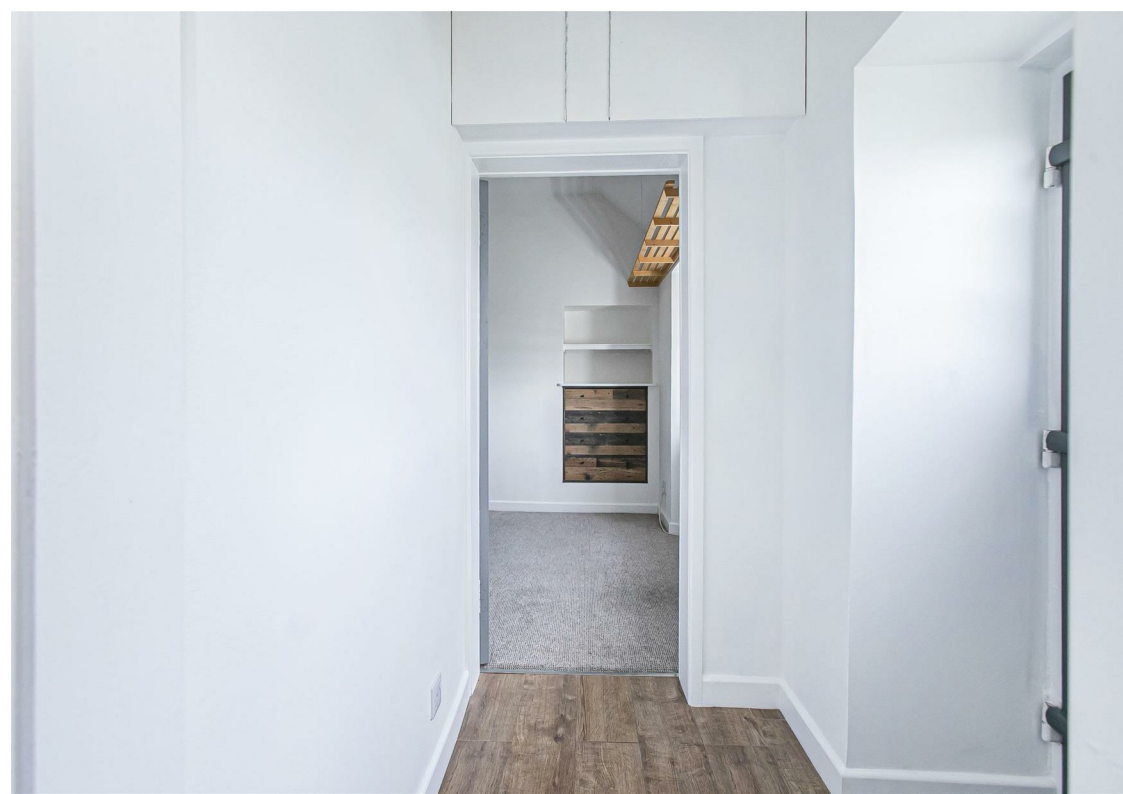
Charlestown is a peaceful and sought after riverside conservation village located on the southern outskirts of Dunfermline. There are a wide range of local amenities nearby and together with the neighbouring village of Limekilns, local shops, primary school, surgery, parish church, hotels, restaurants, public houses and cafes are all available. The villages also provides a lively range of social and leisure activities including sailing & water sports, tennis, bowling and cricket among other clubs and facilities. The villages are well served by frequent bus services into Dunfermline where the fullest range of amenities can be found. Charlestown is also particularly convenient for the M90 motorway, park & ride at Inverkeithing and train stations at both Rosyth and Inverkeithing; all providing easy access into Edinburgh, Glasgow, Fife and central Scotland.

EXTRAS INC IN SALE / AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

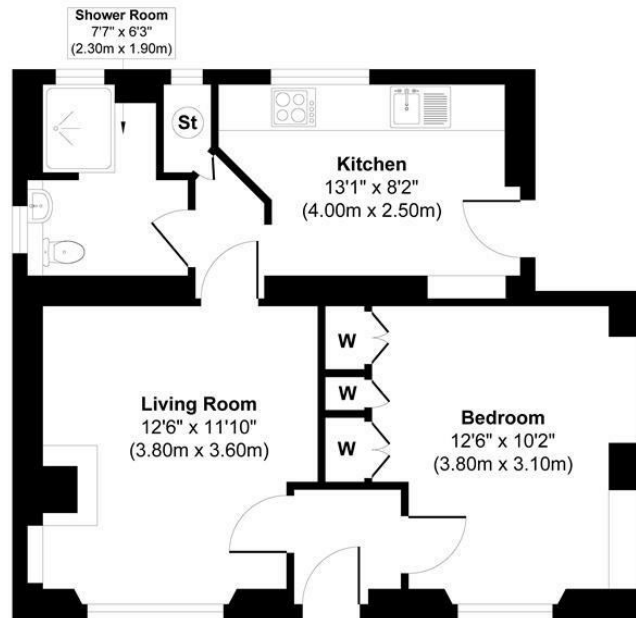








Double Row, Charlestown, KY11 3EJ



Approximate Floor Area
511 sq. ft
(47.50 sq. m)

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Approx. Gross Internal Floor Area 511 sq. ft / 47.50 sq. m

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.