



**Morgans**

PROPERTY

9 Red Row, Dunfermline, KY11 3HU

Offers Over £340,000







Rarely available in today's market is the opportunity to acquire this unique and charming townhouse built circa 1800 steeped in local history. It is situated in one of Limekilns most sought after locations with panoramic and uninterrupted views over the River Forth. The property briefly comprises entrance porch, vestibule and hallway leading to lounge, dining room, kitchen, utility and wc on the ground floor. French doors from the dining room lead to the fully enclosed rear garden on two levels. There is a patio area with steps to higher level where there is outdoor storage and garden shed. Internally on the first floor is formal lounge with balcony boasting fabulous open views of the Forth, bedroom and four piece bathroom. Internal stairwell leads to second floor where there are two further bedrooms and storage. The property would benefit from cosmetic upgrading and will make a fabulous family home with unrivalled river views. Essential viewing.



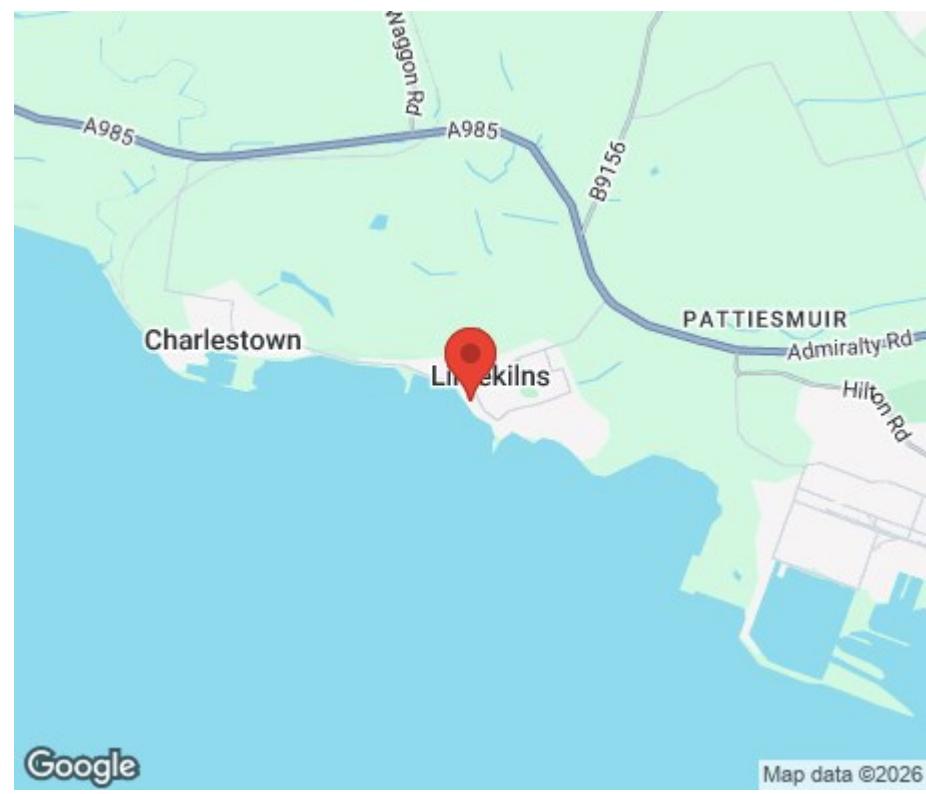


#### LOCATION

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 which has a local shop for everyday facilities. There is a well respected primary school together with hotel and public houses. 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

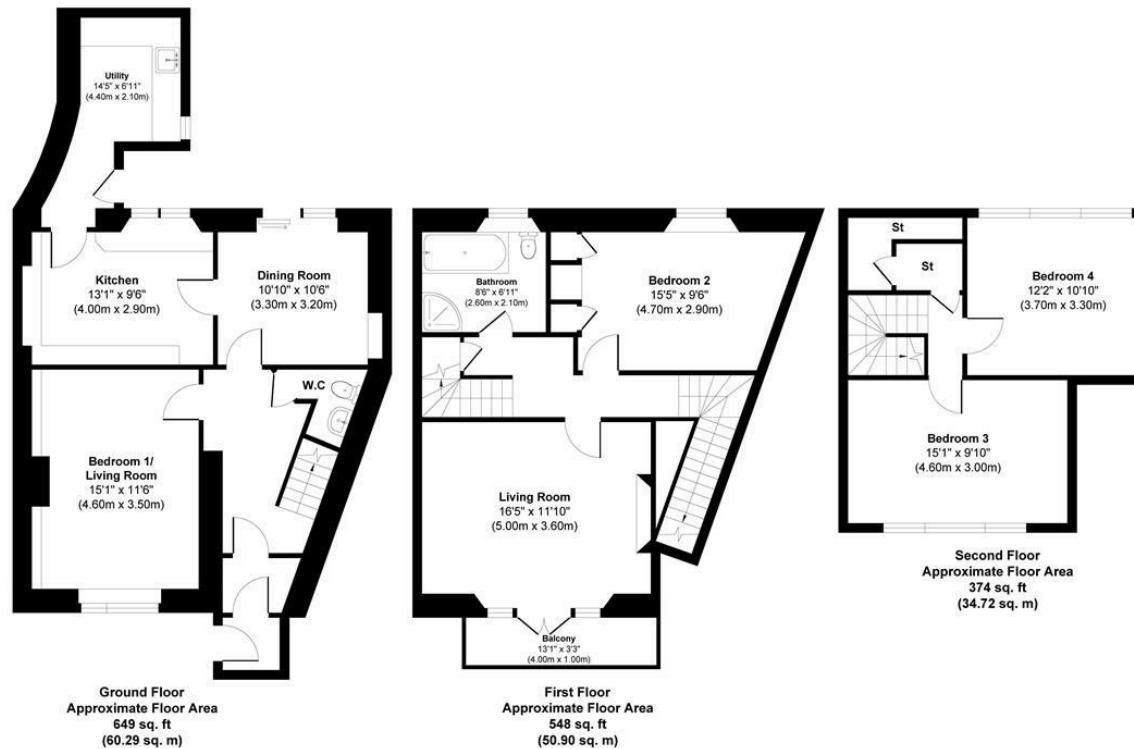
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price. This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.











Morgans

PROPERTY

Approx. Gross Internal Floor Area 1571 sq. ft / 145.91 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Morgans  
PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



s1 homes.com

naeal propertymark  
PROTECTED

rightmove

Zoopla.co.uk

OnTheMarket.com