



Morgans

PROPERTY

Inch Cottage, 2 Dunfermline Road, Limekilns, KY11 3JS

Offers Over £265,000



2



1



3





Charming character cottage



Two upstairs double bedrooms



Separate living & dining room



Modern shower room



Bright 14ft sun room



Large 19ft detached garage



EPC Rating -



Council Tax Band -



Welcome

A truly special opportunity to acquire this charming two-bedroom cottage with flexible downstairs room which could be a further bedroom, bursting with character and set within the picturesque conservation village of Limekilns. Offering over 1,000 square feet of versatile and well-appointed accommodation across two floors, along with a detached garage and a delightful sun room, Inch Cottage is a home of rare appeal that perfectly combines period charm with practical family living. The gardens and grounds are idyllic and a short two minute walk to the shoreline and small beaches with adjoining harbours. They are well stocked and mature providing a haven together with privacy. There is also an external storage unit used as a utility room. The ground floor has a comfortable living room and a separate dining room providing distinct and flexible reception spaces — ideal for both relaxed everyday living and entertaining. The kitchen is neatly appointed for everyday use, whilst the highlight of the ground floor is the lovely 14-foot sun room — a bright and airy additional living space offering a wonderful connection to the outdoors throughout the year. A modern shower room completes the ground-floor accommodation. Upstairs, two well-proportioned double bedrooms nestle beneath characterful eaves, each with its own built-in storage — adding to the cottage's considerable charm and appeal. The eaves storage to either side of the upper floor further enhances the practical appeal of this delightful home. A generous detached garage — extending to almost 19 feet — provides secure parking and excellent additional storage or workshop potential.





EXTRAS INC IN SALE / AGENTS NOTE

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

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.









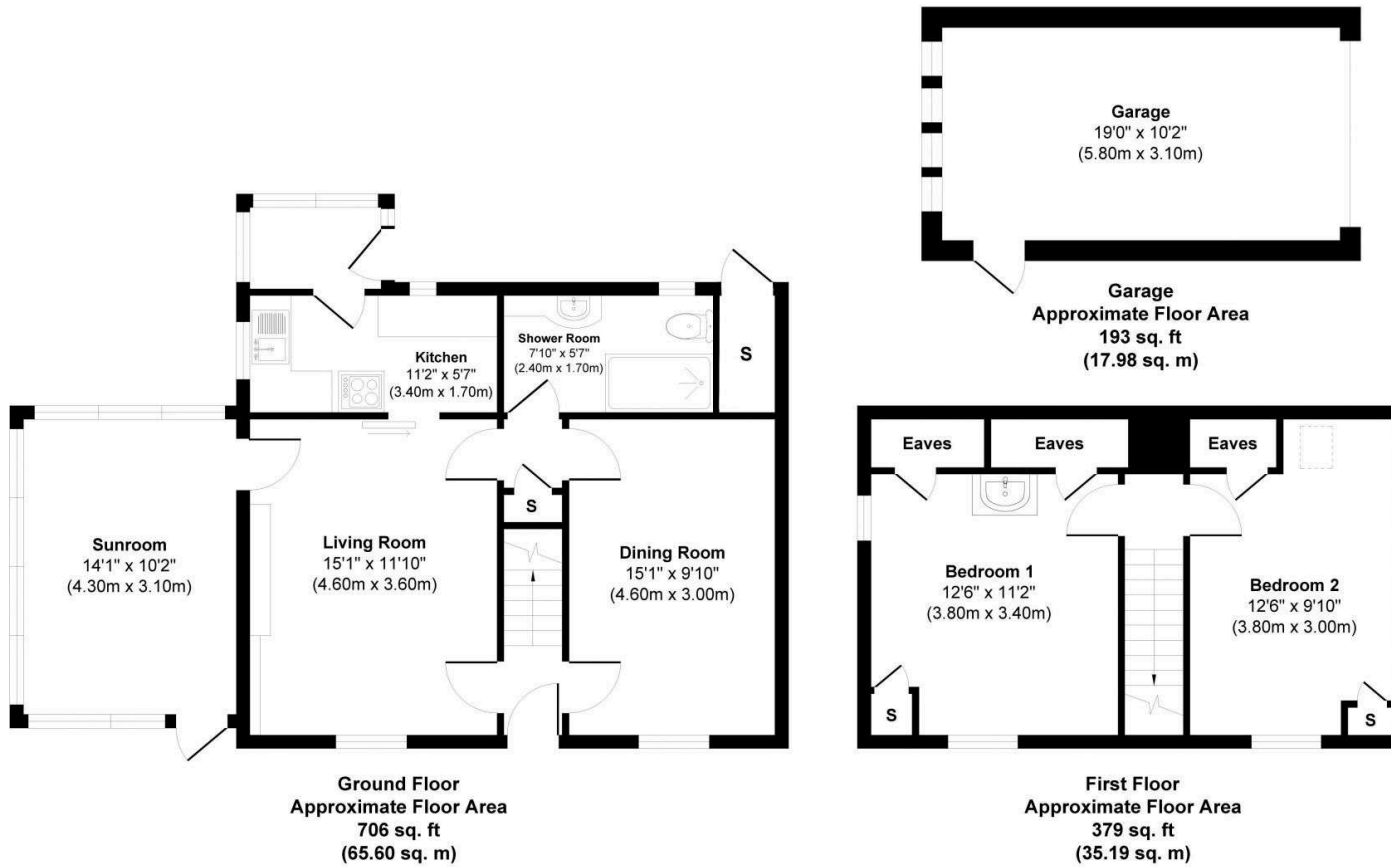
Limekilns

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. 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.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 1278 sq. ft / 118.77 sq. m (Including Garage)

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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