



Morgans

PROPERTY

Easter Cottage Saltpans, Charlestown, KY11 3EU

Offers Over £650,000



3



2



2



D



Category B listed Georgian dwelling



Woodburners, cornicing and sash & case windows



Two reception rooms with period features



EPC Rating - D



Spacious 15ft kitchen/dining room



Three Double Bedrooms



Scotland Homes of the Year 2022 finalist



Council Tax Band - G



Welcome

Unique does not begin to describe Easter Cottage, this Georgian dwelling house dates to circa 1813 and is set within idyllic and charming grounds of under 1 acre including 100 year old apple orchard, mature and colourful borders, fertile vegetable plot and a woodland backdrop. Category B listed, this two storey home is an architectural delight. The current owner has carried out further renovations to this home and it appeared as finalisits in Scotland Homes of the Year 2022.

Easter Cottage was built for the manager of The Earl of Elgin's renowned lime enterprise. The lime kilns are located beside the harbour nearby. Charlestown village was planned and built to service this industry and it prospered for over 150 years during the age of enlightenment and the industrial revolution.

Charlestown Harbour was once a hive of activity. You could buy a passage to anywhere in the world from its ticket office. Andrew Carnegie and his family emigrated to the USA from this harbour.

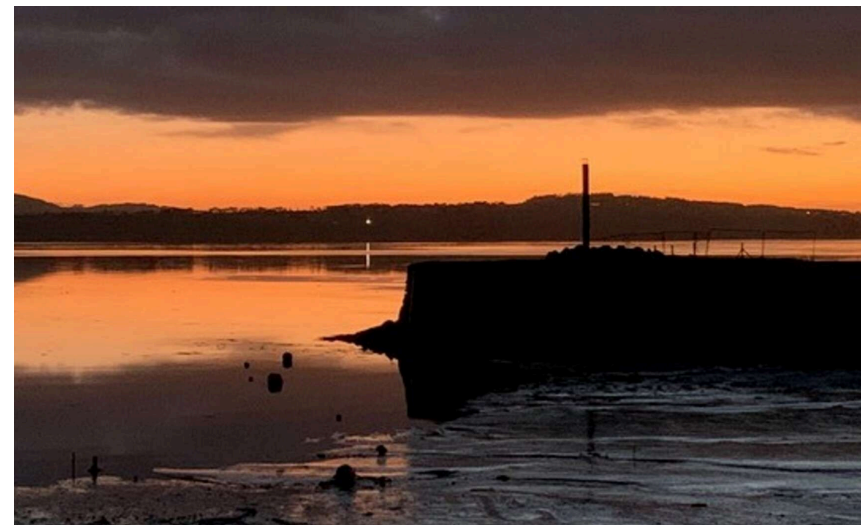


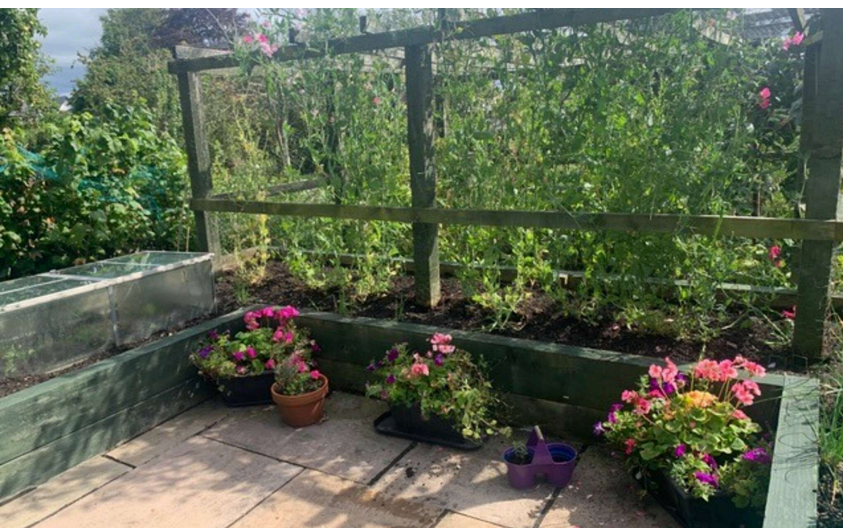


The property has always been admired by local residents and visitors alike who stop to take photographs. Internally the property exudes charm and character, full of period features with live woodburners in the lounge and the snug, plaster cornicing and sash & case windows. The accommodation comprises on the ground floor: reception hall, sitting room, family room open plan to dining room, kitchen, WC & shower room. On the upper level are found two double bedrooms, both with ample cupboard space and the bathroom. There is also a room between the upper landing and the west most bedroom which could be used as a study or an additional bedroom. Lovely views of the garden and the River Forth can be seen from the upper storey arched windows.

The private driveway leads to further outbuildings with garden office, studio, utility room/ potting shed, a large productive greenhouse/ conservatory with attractive seating area, further garaging and a covered log-store. There is ample parking for several vehicles.









Charlestown

Charlestown is now a peaceful and sought after riverside conservation village located on the southern outskirts of Dunfermline.

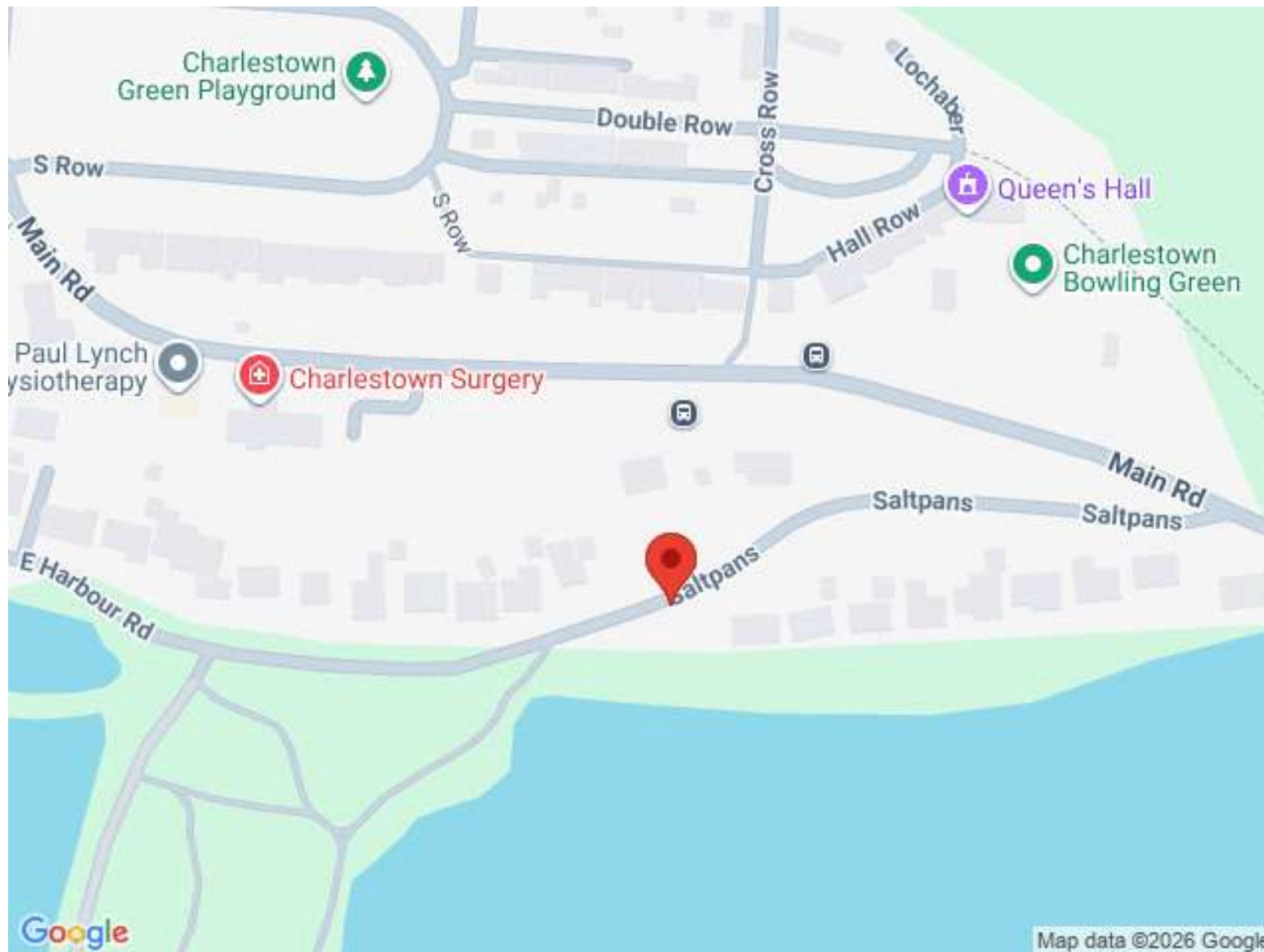
There are a wide range of local amenities nearby and together with the neighbouring village of Limekilns, primary school, surgery, parish church, hotel, restaurants, public house and cafes are all available. The villages also provide a lively range of social and leisure activities including sailing & watersports, 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.

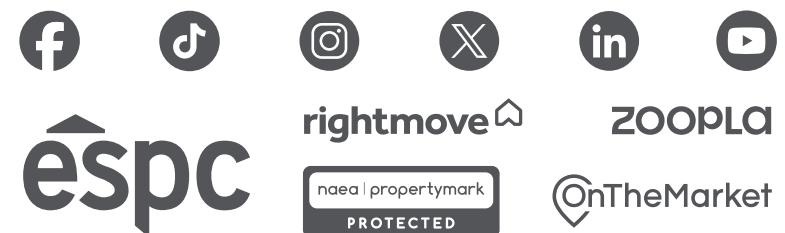
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