



Morgans

PROPERTY

5 South Loanhead, Limekilns, KY11 3LB

Offers Over £385,000





Substantial detached family home



Lounge / Dining Room



Kitchen



EPC Rating -



Entrance Hallway Wc



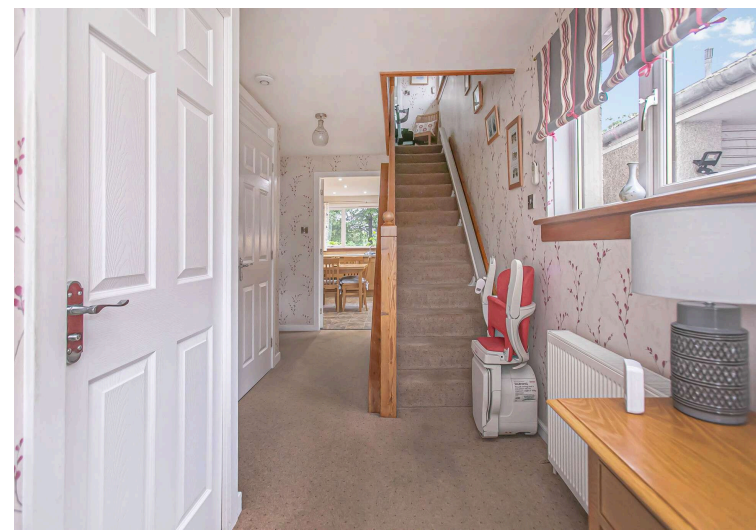
Three bedrooms



Shower Room



Garden Room





Welcome

A truly outstanding three-bedroom detached family home offering nearly 1,500 square feet of exceptional accommodation set within the highly coveted conservation village of Limekilns. Combining impressive proportions, characterful features, and a superb village setting, this is a property of rare appeal that must be seen to be fully appreciated. The ground floor is centred around an open-plan living and dining room extending to an incredible 29 feet - one of the finest everyday living spaces you will find in a home of this type, enhanced further by a feature fireplace. A well-appointed kitchen provides ample worktop and storage space, whilst a sunroom to the rear creates a wonderful additional living area with a beautiful outlook. A downstairs WC completes the ground-floor accommodation. Upstairs, three generously proportioned bedrooms are served by a well-appointed shower room. The principal bedroom is a particularly impressive room extending to nearly 16 feet, whilst bedroom two is equally well-sized at over 14 feet - both providing outstanding space and comfort. A large detached garage of almost 19 feet in length adds tremendous practical value, ideal for secure parking, a workshop, or significant additional storage. There is also a private driveway, car port and a shed, with the property having beautifully maintained gardens to the front and rear with partial river views. Essential viewing.

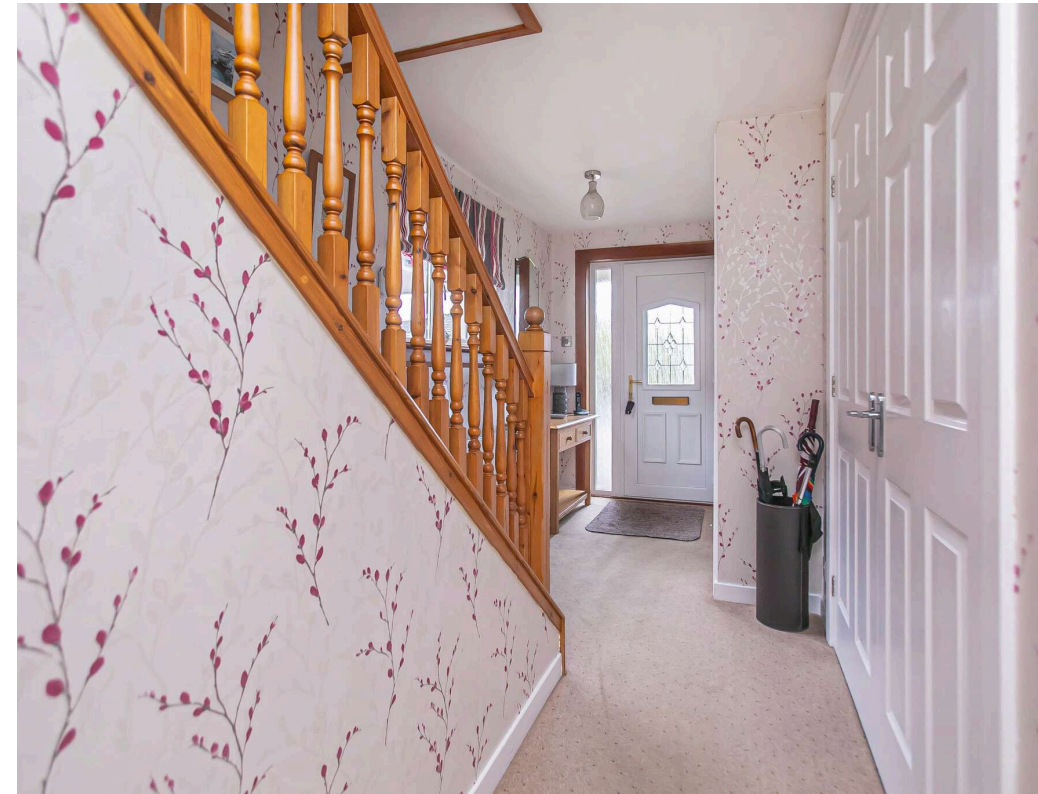




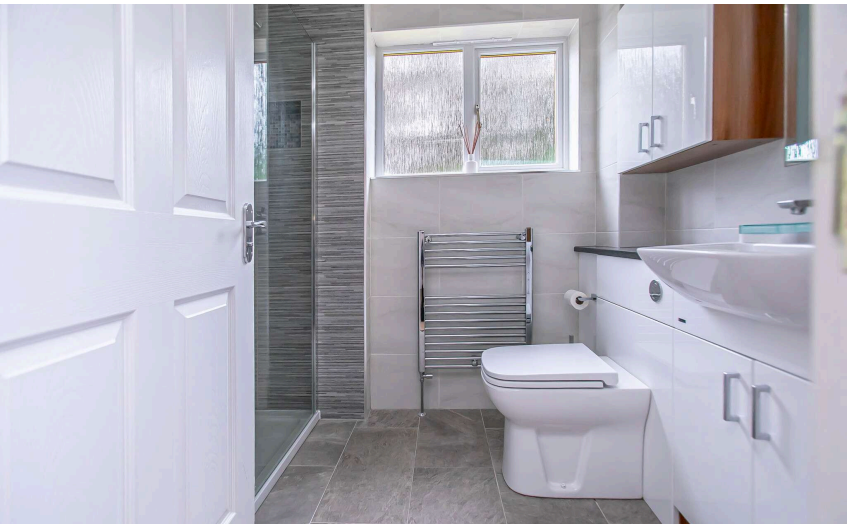
EXTRAS INC IN SALE / AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances. The tumble drier (purchased April206) and washing machine are available by separate negotiation.

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

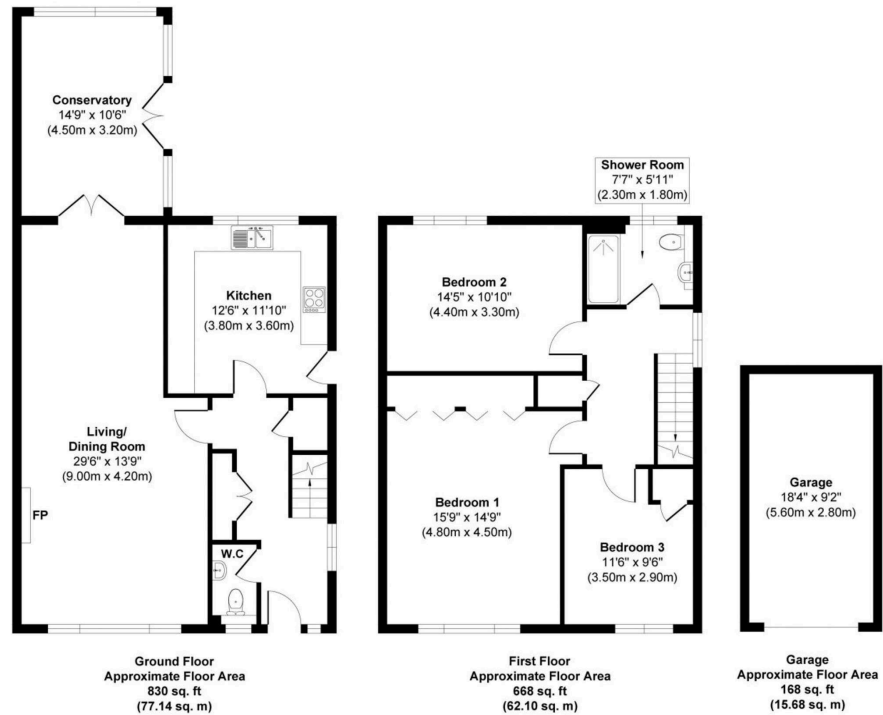
The property is located in the highly sought after picturesque conservation village of Limekilns which retains much of its period charm and character adjoining the village of Charlestown. There is a well respected primary school together with hotel and public houses. There are further facilities in the 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.



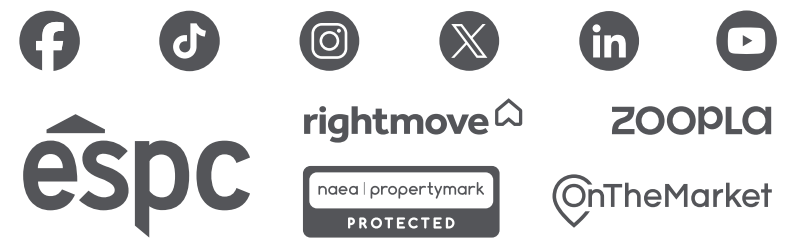
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Approx. Gross Internal Floor Area 1666 sq. ft / 154.92 sq. m
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. 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.