



Morgans

PROPERTY

20 The Cairns, Charlestown, KY11 3EP

Offers Over £245,000



3



1



1





Well-presented mid-terraced home



Three upstairs bedrooms



Bright 14ft living room



Modern shower room



Generous 15ft kitchen



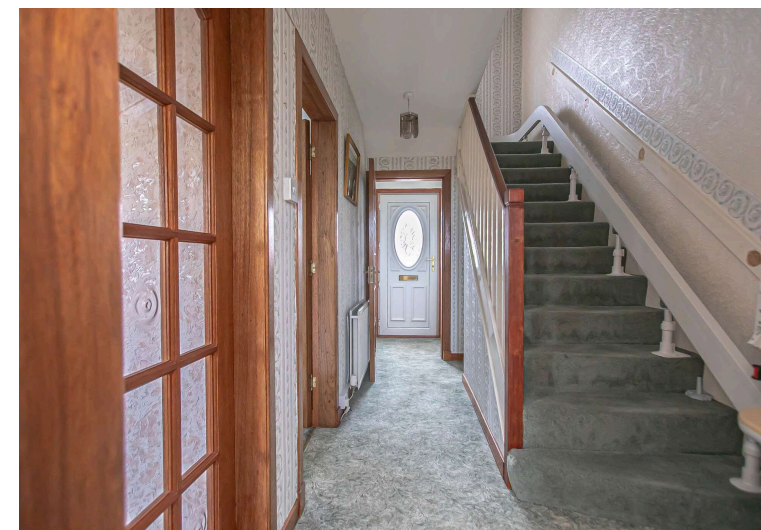
Front & rear external access



EPC Rating -



Council Tax Band -





Welcome

Situated in the conservation West Fife village of Charlestown this rarely available house type is available with early entry, offering three-bedrooms and lovely country gardens to front and rear within the charming horseshoe, a stone throw away from the harbour. | This mid terraced home provides generous and well-balanced accommodation across two floors, on the Southern Fife coastline. With good room proportions throughout and a wonderful village setting, this property is an excellent choice for families or those looking to enjoy a quieter pace of life without sacrificing everyday convenience. The ground floor features a bright and comfortable 14-foot living room - a welcoming everyday space - alongside a generous 15-foot kitchen providing ample worktop and storage space for family use. A modern shower room is also conveniently located on the ground floor, with front and rear external access completing a practical and well-laid-out ground-floor arrangement. Upstairs, three well-proportioned bedrooms provide excellent family accommodation. The principal bedroom extends to over 13 feet, whilst two further bedrooms provide comfortable and versatile rooms for children, guests, or a home office. There is ample parking and visitors parking.

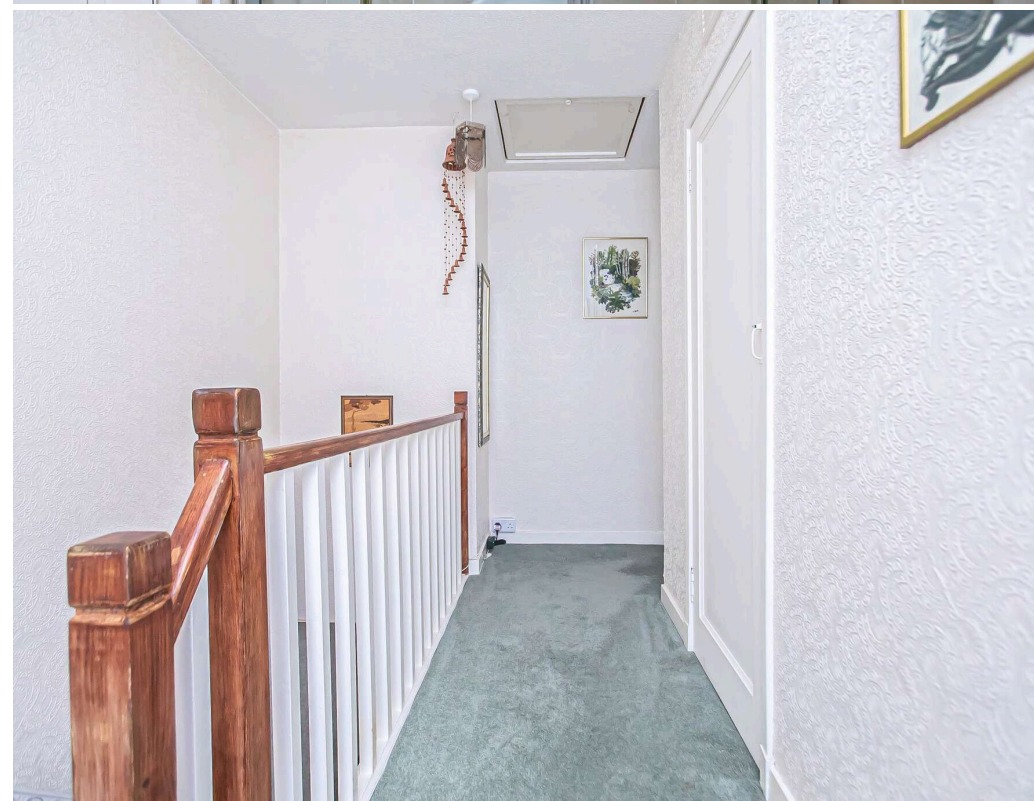




EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, 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.









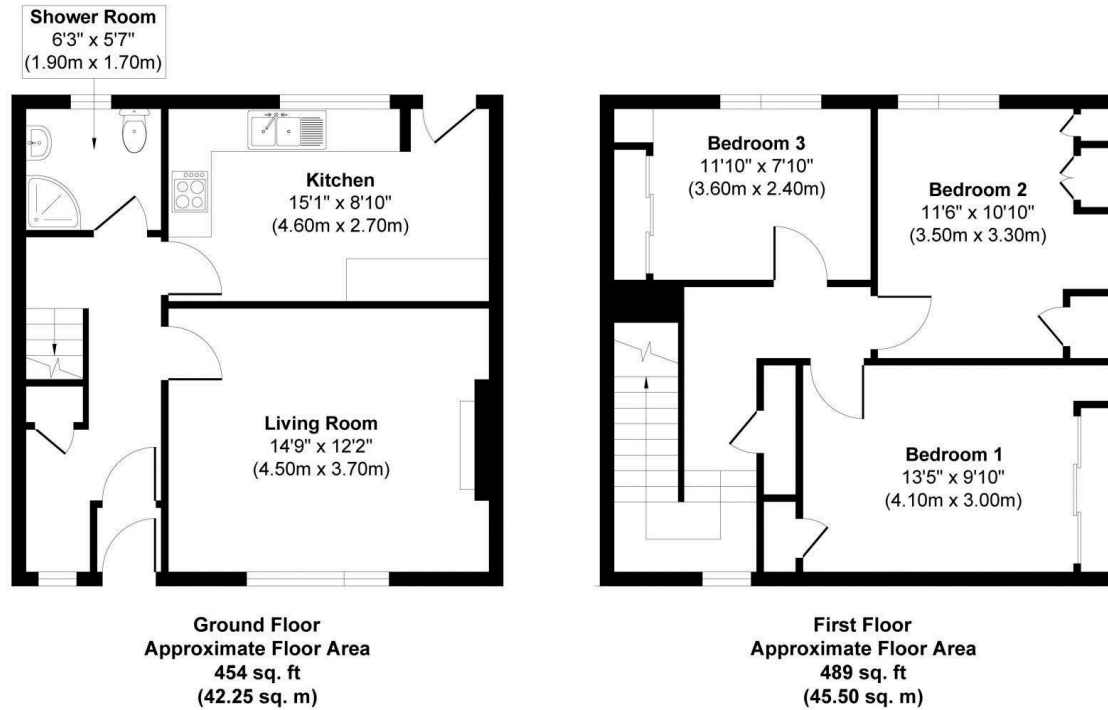
Charlestown

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.

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.

The Cairns, Charlestown, KY11 3EP



Approx. Gross Internal Floor Area 943 sq. ft / 87.75 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.