



M o r g a n s

9 ROCKS ROAD  
CHARLESTOWN, KY11 3EN  
OFFERS IN THE REGION OF £130,000



## 9 ROCKS ROAD CHARLESTOWN KY11 3EN

Quietly located in the sought after coastal village of Charlestown is this semi detached cottage offering good sized accommodation on the level for any discerning buyer looking for a property which is easy to maintain yet has its own private gardens to front and rear. The property briefly comprises entrance vestibule, entrance hall, lounge, kitchen and two double bedrooms with shower room. The property is double glazed with gas central heating. There is ample residents parking and visitors parking. Early entry available. EPC RATING C.

### LOCATION

Charlestown is a peaceful and sought after riverside village located on the southern outskirts of Dunfermline. There are local amenities nearby and the neighbouring village of Limekilns provides additional shopping and social facilities, together with a local primary school and tennis club. There are frequent bus services into Dunfermline where a much wider range of amenities can be found. Charlestown is also particularly convenient for the M90 motorway providing easy access to Edinburgh, Fife and East central Scotland.

### MEASUREMENTS

LOUNGE 13'10 X 13'7

KITCHEN 11'6 X 9'4

BEDROOM 1 13'8 X 13'6

BEDROOM 2 10'9 X 9'4

SHOWER ROOM 7'10 X 5'11

### EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with fridge freezer and integral appliances. Greenhouse and garden shed included.

### VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

### TRAVEL DIRECTIONS

On entering Charlestown village from the west onto the A985 progress several hundred yards onto Rocks Road straight off from the Promenade passing the local post office on your right hand side. Progress straight forward into Rocks Road and you will see a turning on the left into a private cul de sac where the property is situated on the left hand side as sign posted.

### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

### AGENTS NOTE

This property is being sold 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. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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