



Morgans

7 DUNFERMLINE ROAD
LIMEKILNS, KY11 3JU
FIXED PRICE £105,000



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ROAD
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Rarely available in today's market the opportunity to acquire this charming and unique cottage flat situated in the ever popular coastal village of Limekilns. The property is a credit to the present owner, offered in move in condition with quality fixtures and fittings and many attractive features in keeping with a period home. The subjects briefly comprise lounge with open plan aspect to kitchen and feature fireplace, double bedroom with storage, modern shower room, attractive shared gardens to rear and on street parking. The property is double glazed with gas central heating and would appeal to any discerning buyer looking for accommodation on the level and who enjoys village life. EPC RATING D.



CHARMING COTTAGE
CONVERSION IN THE
PICTURESQUE VILLAGE
OF LIMEKILNS. MANY
ATTRACTIVE FEATURES.

LOCATION

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 both providing ample everyday facilities including shops, well respected primary school and hotels. 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.

MEASUREMENTS

LOUNGE 15'5 X 10'3

KITCHEN 10'2 X 9'3

DOUBLE BEDROOM 11'0 X 9'11

SHOWER ROOM 5'11 X 5'8

EXTRAS INC IN THE SALE

All floor coverings, blinds, bathroom and light fittings together with gas hob and oven.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

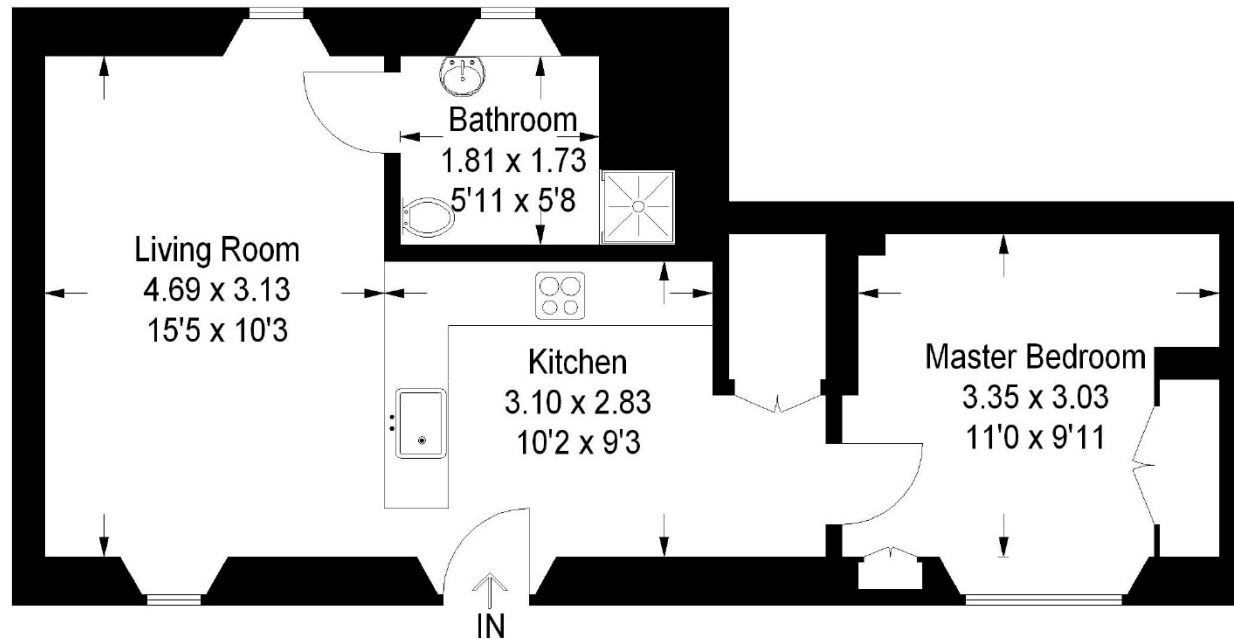
From Dunfermline travel west onto New Row where the road name changes to Priory Lane bearing left onto Moodie Street. At the traffic lights turn right onto the B9156 West Nethertown Street following the road onto Dunfermline Road where you will come to a junction and turn left, then immediately right signposted for the village of Limekilns. From Edinburgh or Kincardine, on A985 follow signs for Limekilns then as directed below. Progress past the primary school on the right hand side, continue along veering to the left where the property is situated on the left hand side as sign posted. Parking adjacent.

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.







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Disclaimer:

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 93547)

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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