



M o r g a n s

3 Ramsay Lane
Limekilns, Fife, KY11 3HX
Offers over £285,000



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Limekilns
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We are delighted to present this stunning townhouse spread over three levels providing idyllic and charming accommodation in the sought after coastal village of Limekilns with a few steps away from the beach and views over the River Forth. The subjects are a credit to the present owners and are in move in condition. The accommodation comprises entrance vestibule with staircase to first level, lounge with bay and working fire, inner hallway, w.c facilities, dining kitchen, utility/store room, three double bedrooms and family bathroom. The property exudes character and charm throughout together with fully enclosed, well maintained private gardens providing a child and pet safe environment. Double parking space to the rear. Essential Viewing. EPC RATING F



LOCATION

The property is located in the highly sought after picturesque 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 17'3 X 14'1
DINING KITCHEN 21'3 X 14'7
BEDROOM 1 14'7 X 11'1
BEDROOM 2 12'8 X 12'8
BEDROOM 3 20'0 X 12'1
BATHROOM 7'2 X 5'5
WC 3'9 X 3'6
UTILITY ROOM 14'7 X 8'5

EXTRAS INC IN SALE

All fitted floor coverings, blinds, bathroom, and lights fittings together with any integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

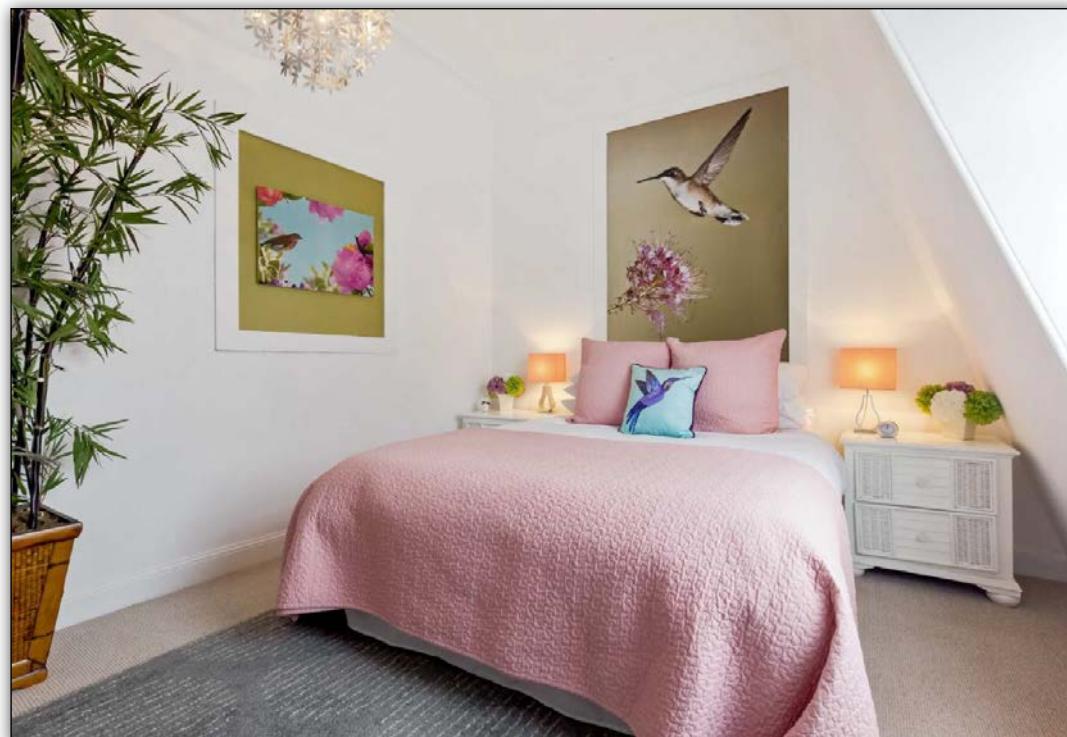
TRAVEL DIRECTIONS

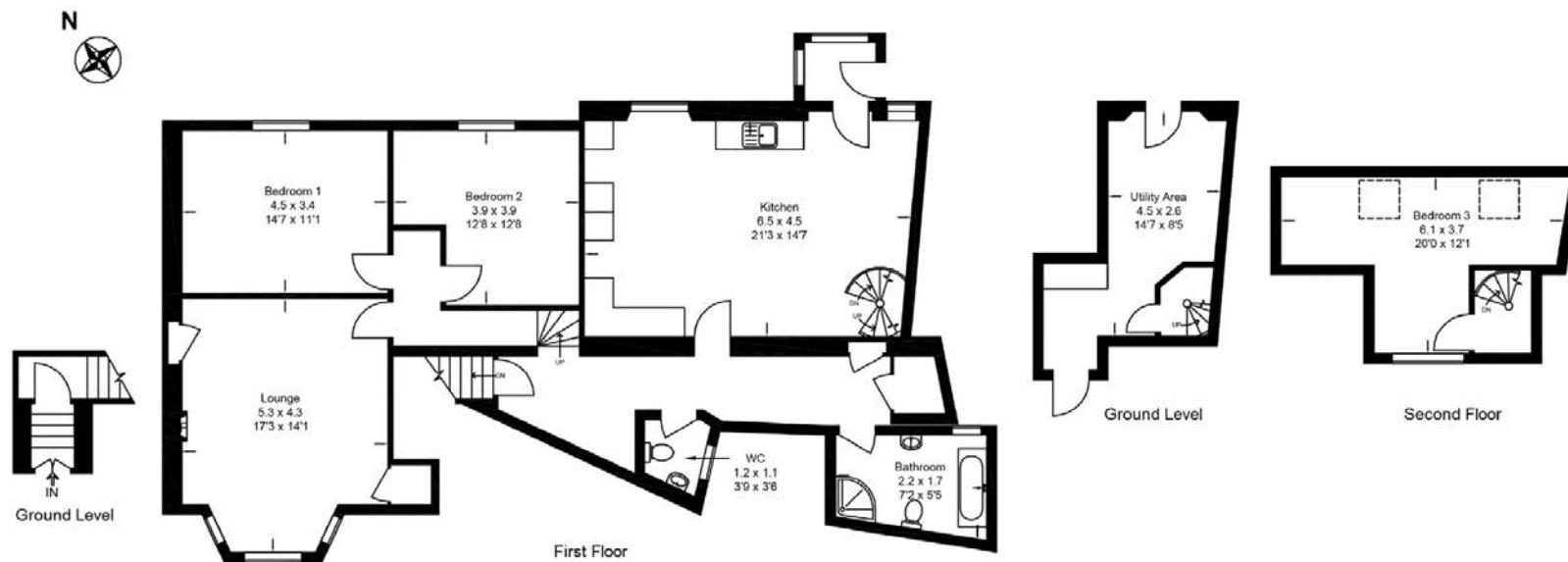
On entering the village of Limekilns progress along Dunfermline Road passing the primary school on the left and take the turning on the left into Brucehaven Road where you will see our For Sale board on the right and parking adjacent. Entrance to the property can be gained from the rear down steps into the garden or from Red Row. Ramsay Lane is located just off Red Row where there is visitors parking overlooking the estuary.

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.







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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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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.

M o r g a n s

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