



M o r g a n s

50 Double Row
Charlestown, Fife, KY11 3EJ
Offers over £148,000



**50 Double Row
Charlestown
KY11 3EJ**

Unique opportunity to acquire this absolutely charming mid terraced cottage in the sought after coastal village of Charlestown. This beautiful property is a credit to the present owners who have carried out a complete renovation of works to bring this lovely home up to a fabulous standard of fixtures and fittings. The accommodation comprises entrance hall, lounge (wood burning stove) dining kitchen, double bedroom and shower room. The property benefits from parking and garage to the rear with private gardens providing a child and pet safe environment. Patio area. Gas central heating and double glazing. Essential Viewing. EPC RATING D.



LOCATION

Charlestown is a peaceful and sought after riverside village located on the southern outskirts of Dunfermline. There are local amenities nearby including a health centre and pharmacy 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

LIVING ROOM 15'5 X 12'6

DINING KITCHEN 18'1 X 9'2

BEDROOM 15'5 X 9'10

SHOWER ROOM 9'2 X 7'10

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

From Dunfermline city centre head south via New Row, following the road round into Priory Lane and then Moodie Street until you come to a set of traffic lights at Nethertown Broad Street. Turn right at the lights veering towards the left into Forth Street/Limekilns Road and continue to follow B9156. As you reach the T junction turn right onto the A985, continue along this road and you will see a sign for Charlestown, turn left into West Road which becomes Main Road, turn left onto North Row and left onto Double Row where you will see the property signposted on the right.

MORGANS PROPERTY PACKAGE

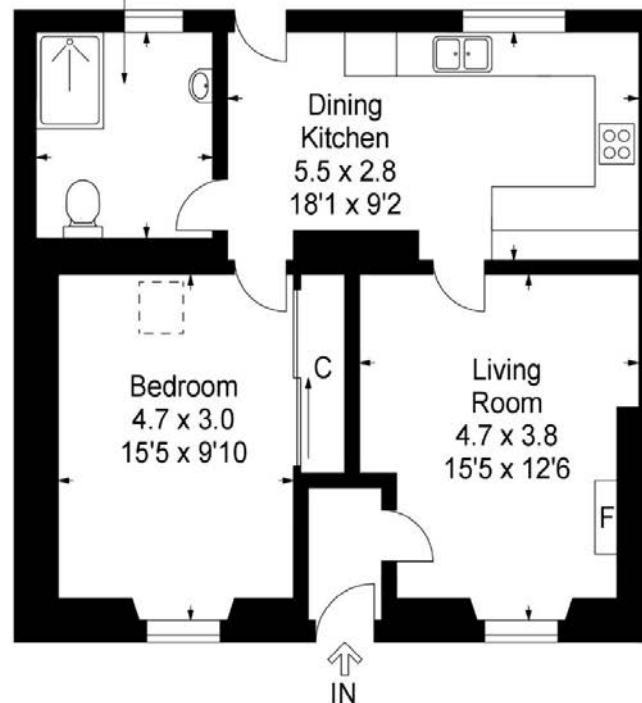
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Shower
Room
2.8 x 2.4
9'2 x 7'10



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.

Morgans

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