



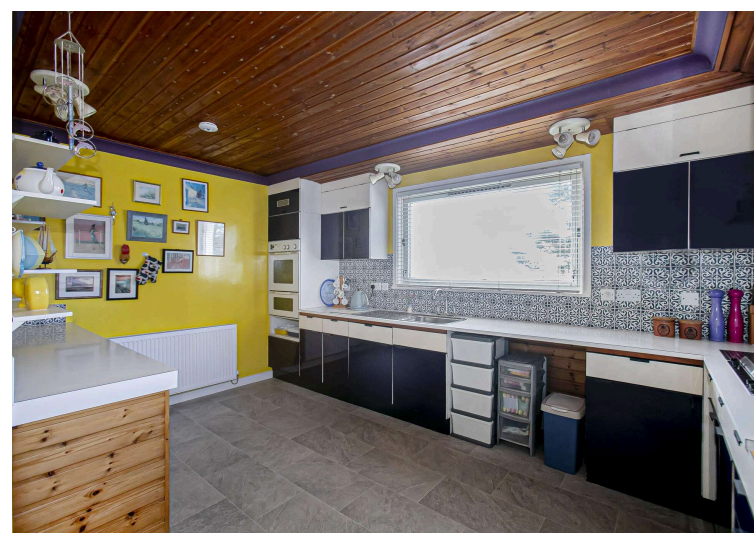
Morgans

PROPERTY

9 West Harbour Road, Charlestown, KY11 3ET

Offers Over £450,000





Substantial four-bedroom detached home



Exceptional living room with balcony



Large kitchen and dining room



EPC Rating -



Utility room and ground floor W.C.



First floor bathroom



Basement with cellar and garage



Council Tax Band -



## Welcome

This substantial four-bedroom detached home offers generous and well-proportioned accommodation across two principal floors, extending to over 2,600 sq ft in total. A property of considerable size and character, it is well suited to a larger family seeking space and versatility in a desirable coastal village setting. The ground floor provides a large kitchen, a separate dining room, utility room and a W.C. The standout feature of this level is the exceptional living room — a truly impressive space of over 22 feet in length, with access to a private balcony, making it ideal for both everyday family living and entertaining. The first floor comprises four well-proportioned bedrooms, all of a generous size served by a family bathroom. The basement level provides significant additional space, comprising a large cellar and an integral double garage — offering considerable potential for storage, a workshop, or further use, subject to requirements. Situated in the conservation village of Charlestown, the property enjoys a sought-after coastal setting close to the historic harbour, with local amenities and transport links to Dunfermline and beyond within easy reach.





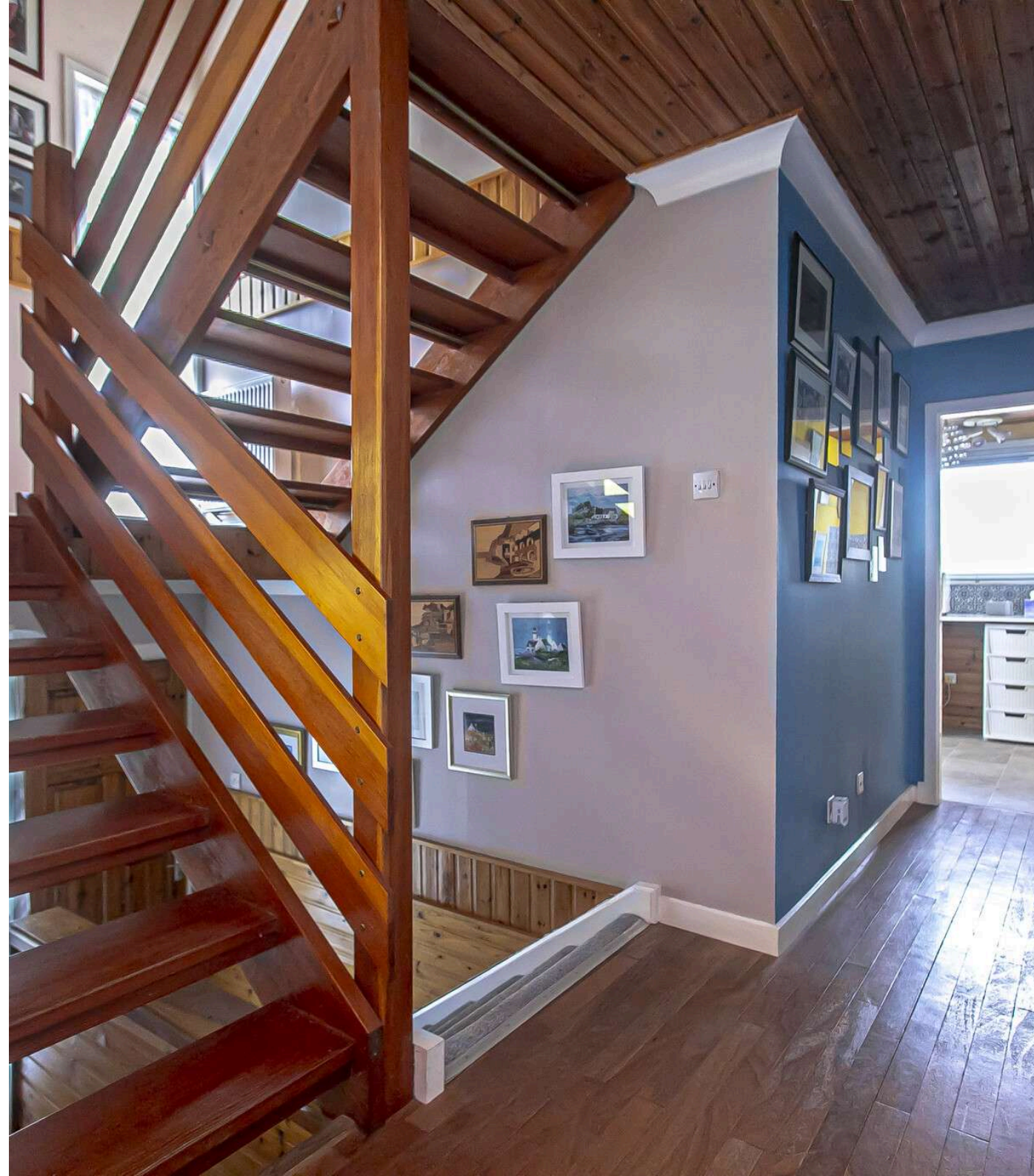
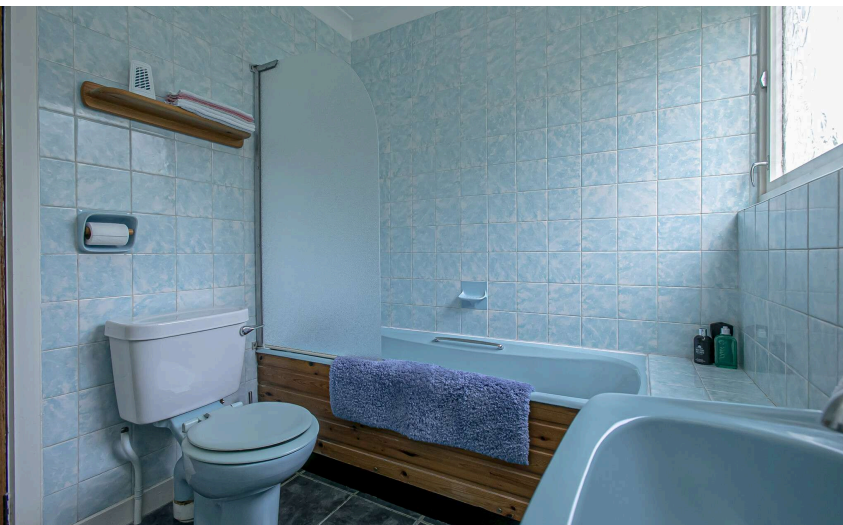
## EXTRAS INC. IN SALE/AGENTS NOTE

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

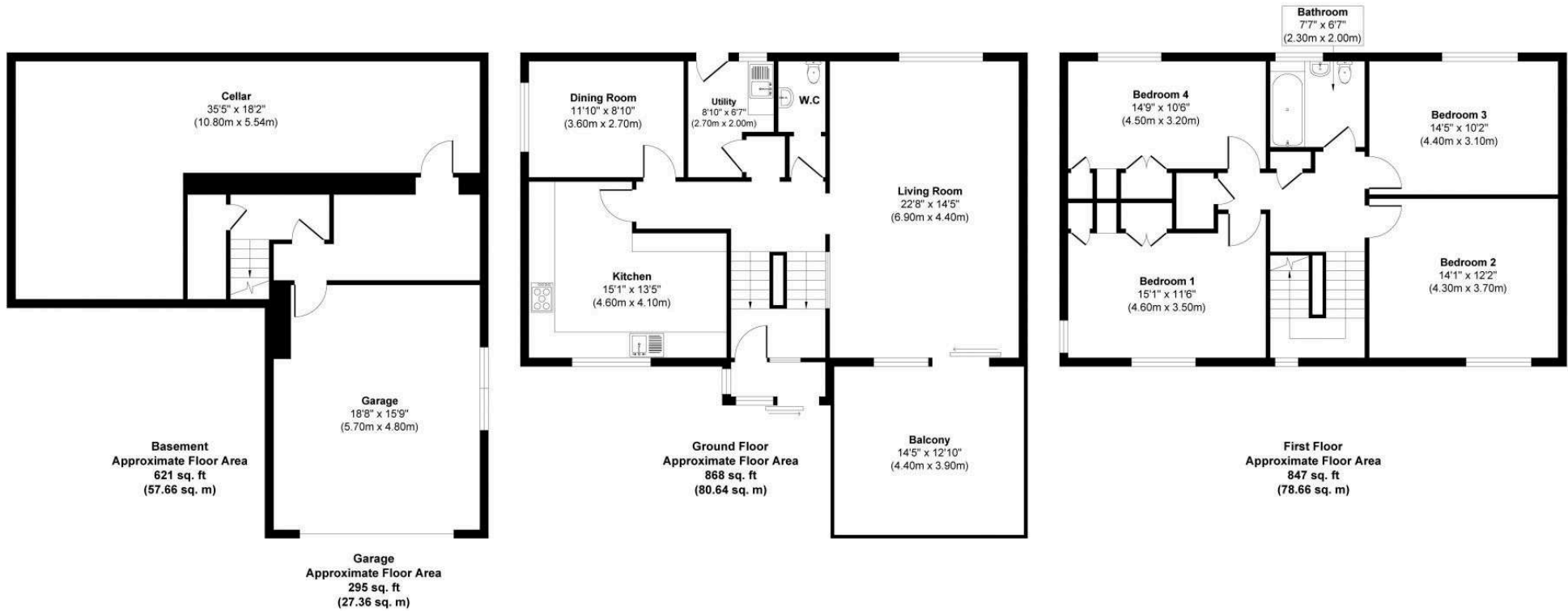
Charlestown is a peaceful and sought after riverside conservation village located on the southern outskirts of Dunfermline. There are a wide range of local amenities nearby and together with the neighbouring village of Limekilns, local shops, primary school, surgery, parish church, hotels, restaurants, 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.



# West Harbour Road, Charlestown, KY11 3ET



Approx. Gross Internal Floor Area 2631 sq. ft / 244.32 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.