



Morgans

PROPERTY

7 Brucehaven Crescent, Limekilns, KY11 3JJ

Offers Over £330,000



2



1



2



D



Substantial detached bungalow with upper level



Impressive 15ft principal bedroom



14ft living room & 15ft dining room



Huge 19ft attic room



Generous 15ft kitchen



19ft garage and driveway



EPC Rating - D



Council Tax Band - F



Welcome

A deceptively spacious and charming detached bungalow offering over 1,000 square feet of generous ground-floor accommodation, further enhanced by a large attic room which has been used as a further bedroom and is totally flexible. Set within the highly coveted and sought after conservation village of Limekilns. With room sizes of real distinction and a wonderful village location, this is a home with tremendous appeal and exciting potential. The ground floor impresses with its scale and versatility. A bright 14-foot living room with wood burner and a separate 15-foot dining room provide distinct and flexible reception spaces, whilst a generous 15-foot kitchen offers plenty of room for cooking and everyday use. A family bathroom and a 19-foot garage completes the main level. The principal bedroom is particularly noteworthy at over 15 feet by nearly 14 feet. A second bedroom provides additional sleeping accommodation. Above, a 19-foot attic room with ample built-in storage offers superb additional space — perfect as a third bedroom, home office, hobby room, or playroom. There are lovely mature gardens to the front and rear providing a child and pet safe environment. A driveway and ample on street parking completes this home. A short walk takes you to the shoreline and harbour.





EXTRAS INC. IN SALE/AGENTS NOTE

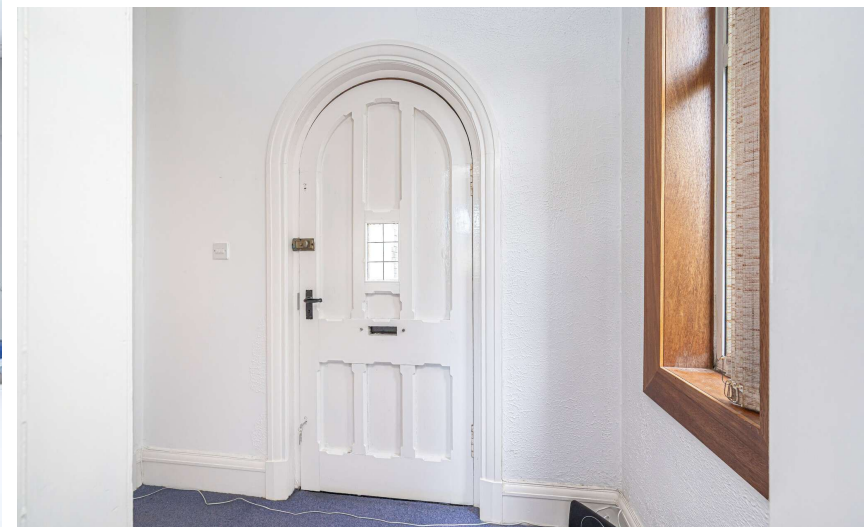
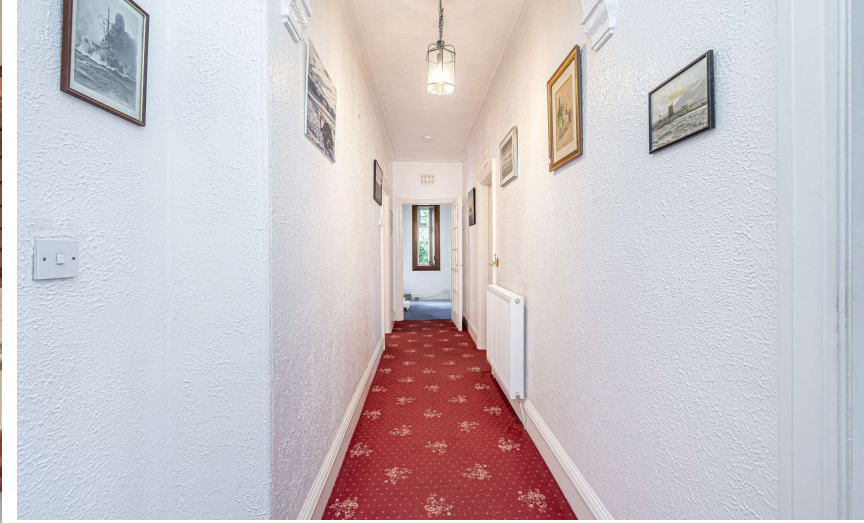
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.

SOLD AS SEEN

This property is being sold as seen 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 or white goods. Any intending purchaser will require to accept the position as it exists.









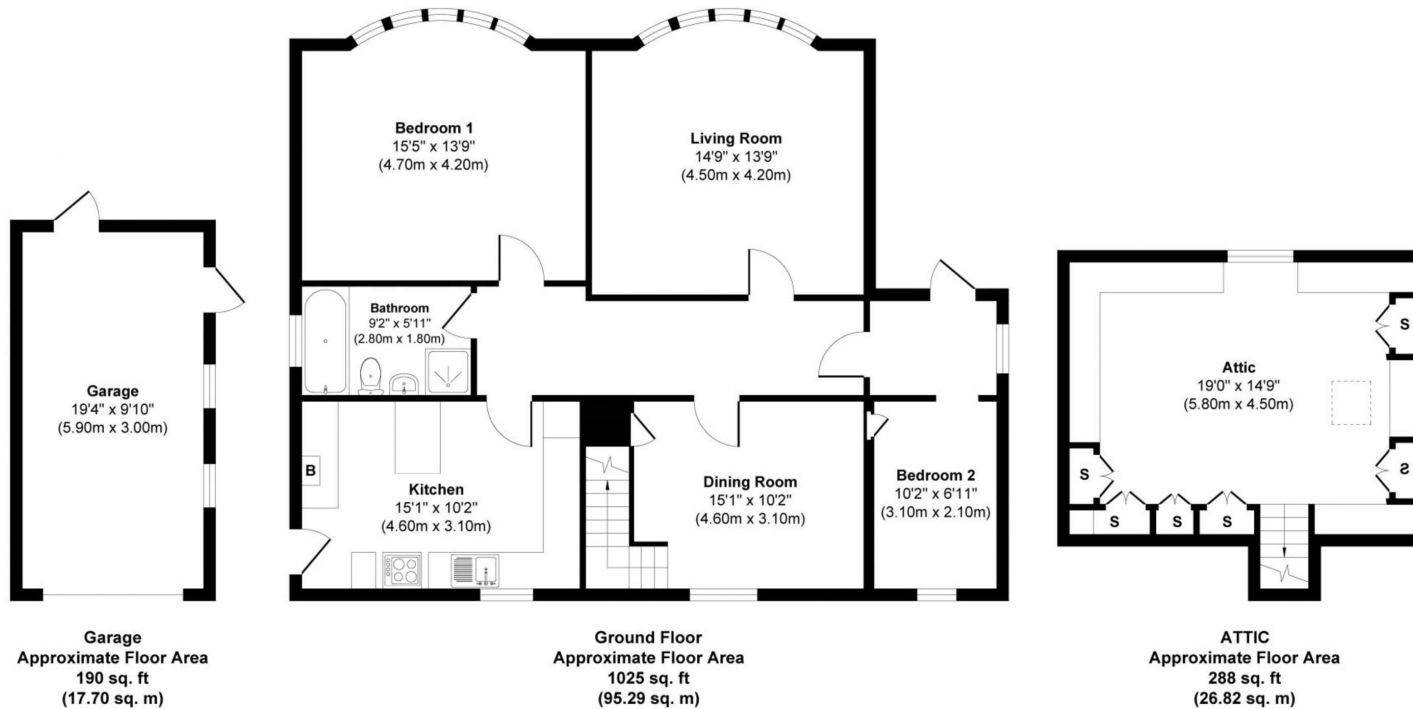
Limekilns

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. There is a well respected primary school together with two hotels, the Inn at Charlestown and the Coorie by the coast, along with a public house. 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.

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.





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Approx. Gross Internal Floor Area 1503 sq. ft / 139.81 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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