

Morgans

PROPERTY

59 Charles Way, Limekilns, KY11 3LH

Offers Over £450,000

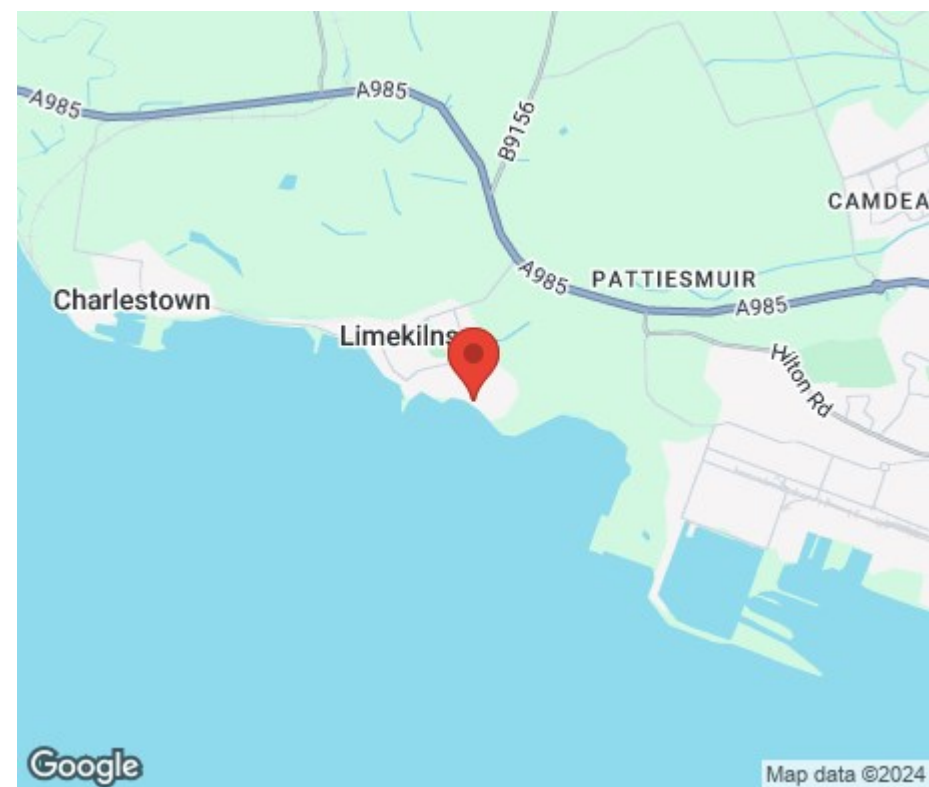






CLOSING DATE THURSDAY 12 SEPTEMBER 2024 @ 12 NOON We are delighted to bring to the market the opportunity to acquire this executive detached bungalow offering superb family accommodation with panoramic views over the Forth estuary towards the Pentland Hills, Blackness Castle, Bo'ness and the Campsie Fells. This type of home is rarely available in today's market and early viewing is highly recommended to appreciate the position and accommodation throughout. The subjects do require upgrading and briefly comprise entrance vestibule, reception hall with w.c facilities, split level lounge/dining room and feature conservatory. Fitted kitchen and separate breakfasting room with the addition of a utility room with door to integral double garage. There are three bedrooms with master en-suite and family bathroom. Access to attic. Chipped driveway for several vehicles leading to double garage. There are well maintained and mature gardens to the front and rear fully enclosed with hedgerow providing a child and pet safe environment. The garden provides an idyllic haven with mature plants and shrubs. The property is double glazed with gas central heating. Essential Viewing in prime location.





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.

EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances. 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. Any intending purchaser will require to accept the position as it exists.

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.







The floor plan shows a house with the following rooms and dimensions:

- Conservatory:** 13'1" x 12'2" (4.00m x 3.70m)
- Lounge:** 33'2" x 21'4" (10.10m x 6.50m)
- Dining Room/Bedroom 3:** 14'5" x 8'10" (4.40m x 2.70m)
- Bedroom 1:** 14'5" x 9'0" (4.40m x 2.90m)
- Bedroom 2:** 14'5" x 10'2" (4.40m x 3.10m)
- WC:** 11'6" x 3'3" (3.50m x 1.00m)
- Vestibule:** 7'7" x 11'1" (2.30m x 3.40m)
- Kitchen:** 12'10" x 11'6" (3.90m x 3.50m)
- Breakfast Room:** 9'2" x 7'10" (2.80m x 2.40m)
- Bathroom:** 11'5" x 9'2" (3.50m x 2.80m)
- Utility Room:** 10'10" x 6'10" (3.30m x 2.70m)
- Garage:** 19'6" x 15'4" (6.00m x 5.90m)

Approximate Floor Area:
2369 sq. ft.
(220.07 sq. m)

PROPERTY

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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.