



Morgans

PROPERTY

1 Warrington Court, Limekilns, KY11 3HW

Offers Over £320,000

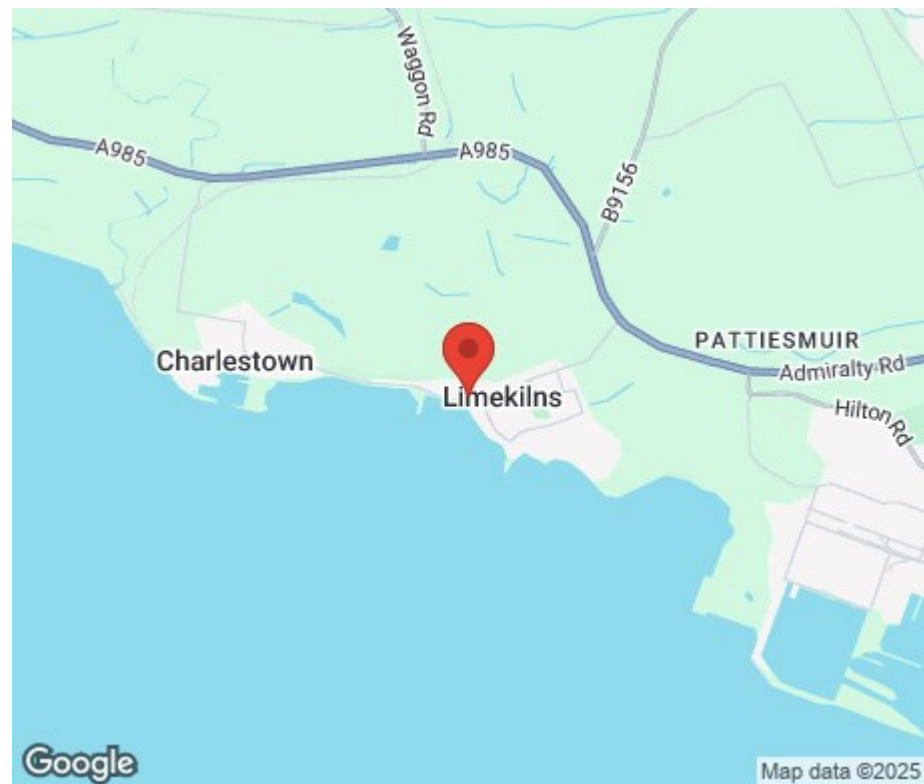






Price reduction, £20000 below Home Report valuation. Now offers over £320000. We are delighted to bring to the market this deceptively spacious semi detached villa in the heart of the village, situated just off the promenade on a corner plot, with river views and adjacent to the shoreline and harbour. This charming home, dating back to the mid 18th century, has been upgraded throughout the years and is a credit to the present owner being offered in lovely condition with many attractive features. It also benefits from a single garage. The lounge is on the upper level which offers stunning views over the river. The conservation village of Limekilns has everything you would expect for a small village on the West Fife coast. The subjects briefly comprise entrance hall, good storage, double bedroom with fitted wardrobes, dining room or further bedroom leading to feature conservatory and four piece modern bathroom. On the upper level; bright and sunny lounge with feature fire, a modern fitted kitchen and w.c facilities. Access to attic. The walled gardens are beautifully maintained and fully enclosed providing a child and pet safe environment with seating and patio areas, an idyllic setting for entertaining. This home has gas central heating and sash and case bespoke windows. Early entry is available.





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 which has a local shop for everyday facilities. There is a well respected primary school together with hotel and public houses. 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.

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.









Approx. Gross Internal Floor Area 1197 sq. ft / 111.27 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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