



**Morgans**

PROPERTY

Wester Yards West Road, Charlestown, KY11 3EW

Offers Over £485,000











We are delighted to bring to the market Wester Yards situated in one of Charlestown's most enviable locations set amidst landscaped gardens of generous proportion. An executive family bungalow individually designed with the flexibility to change the accommodation to suit any lifestyle. The grounds incorporate a circular driveway for easy access to and from the property with private access road. This leads to double garage and carport. The well established gardens are completely private providing a child and pet safe environment. There is a section of patio and raised decking which leads to a small viewpoint where the forth estuary can be seen. The accommodation is spacious and well presented, briefly comprising entrance vestibule, reception hall, w.c facilities, lounge, family/music room and separate office with good sized utility room and further w.c. The fitted kitchen leads out to a split level dining room with fabulous views over the gardens. There are four double bedrooms all with fitted wardrobes, master en-suite and four piece family bathroom. The property has a security alarm, gas central heating and double glazing throughout. Early entry available.







## LOCATION

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.

## 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.

















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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PROTECTED

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.