

Morgans PROPERTY

14 North Roundall, Limekilns, KY11 3JY

Offers Over £349,950

3 1 2







- Executive detached home
- Lounge & Dining Room
- Good storage
- EPC Rating -
- 3 Double Bedrooms
- Built-in wardrobes to two bedrooms
- Shower Room
- Council Tax Band -











Welcome

Enviable position within quiet cul-de-sac is this executive detached family home, offering approximately 1,587 sq ft of accommodation across two floors in the West Fife coastal village of Limekilns. Well maintained and mature private gardens with tandem garage and double driveway make this an excellent family home. The entrance hall gives access to the lounge, dining room, the kitchen and the WC facilities, with two storage cupboards and stairs to the first floor. Upstairs, three bedrooms are served by a shower room. Bedrooms one and two have built-in wardrobes, with further storage cupboards on the landing and beside bedroom three, adding everyday practicality. Outside, the garage sits alongside the house and has a side door. Within easy reach of the A985, both the Forth and Kincardine Bridges and the central motorway system, the property is well placed for commuting.







Extras Inc. in Sale / Agents Note

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances (please note the integrated dishwasher is faulty).

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.









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.

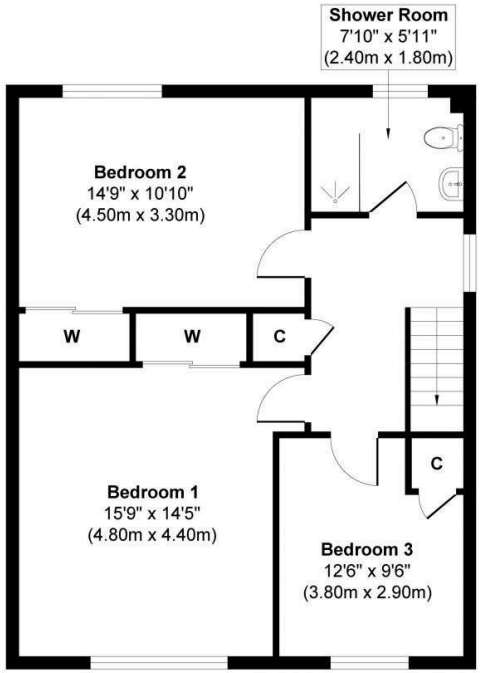


Morgans Property Package

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.



Ground Floor
Approximate Floor Area
924 sq. ft
(85.91 sq. m)



First Floor
Approximate Floor Area
663 sq. ft
(61.60 sq. m)

9AM MEDIA

Approx. Gross Internal Floor Area 1587 sq. ft / 147.51 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 gauranteed 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 opon its own inspection(s). Created by 9AM Media

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