

Morgans PROPERTY

13 Brucehaven Road, Limekilns, KY11 3JA

Offers Over £230,000

3 1 1









- Semi detached villa private gardens
- Coastal location
- Lounge/dining room
- EPC Rating -
- Family bathroom
- Three bedrooms
- Storage cupboards on both floors
- Council Tax Band -









Welcome

Excellent three-bedroom semi detached home offering approximately 887 sq ft of accommodation across two floors in the conservation West Fife coastal village of Limekilns, complete with a generous lounge/dining room with a front window overlooking the Forth and a family bathroom, ideal for families, couples and first time buyers. The beach and waterfront is a 1 minute walk away. The front door opens into an entrance hall with the stairs to the first floor and two storage cupboards. The lounge/dining room opens off the hall, and the kitchen has a door to the outside. Upstairs, three bedrooms are served by a family bathroom and access to attic. Two of the bedrooms have built-in wardrobes, and a further storage cupboard on the landing adds everyday practicality. There are private gardens to the front and rear, enclosed providing a child and pet safe environment and an idyllic haven. 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.

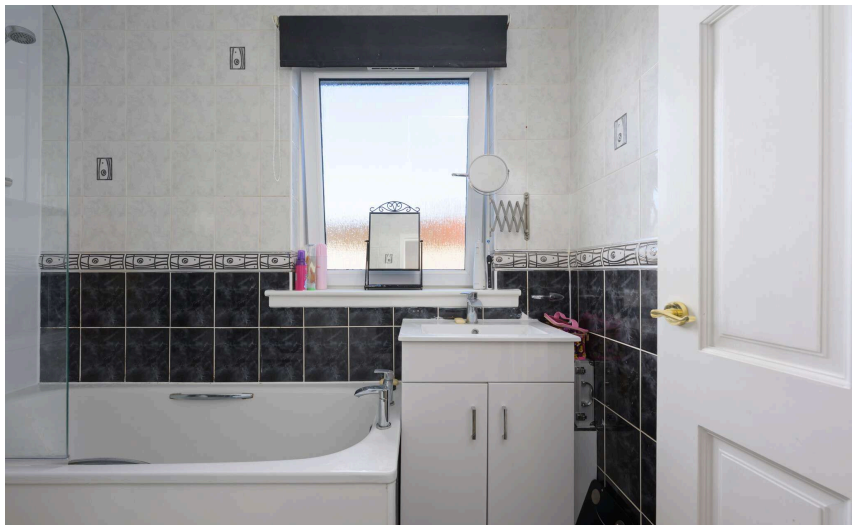
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







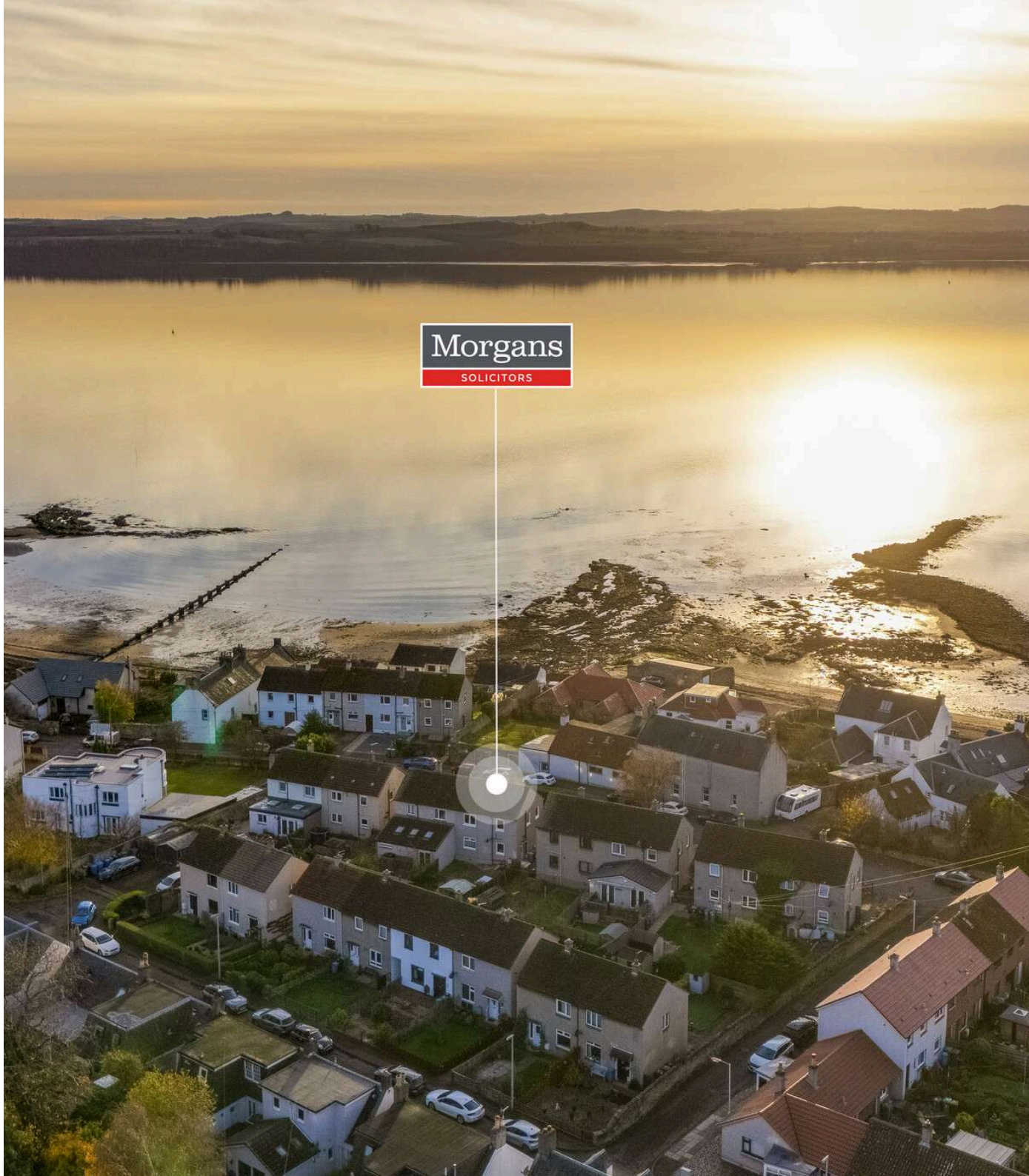








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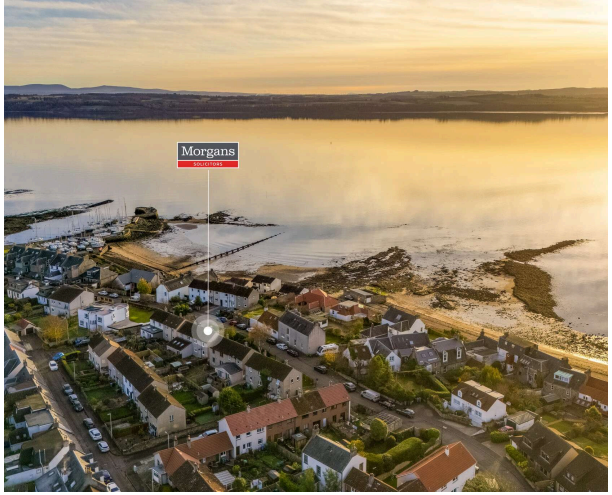



Limekilns

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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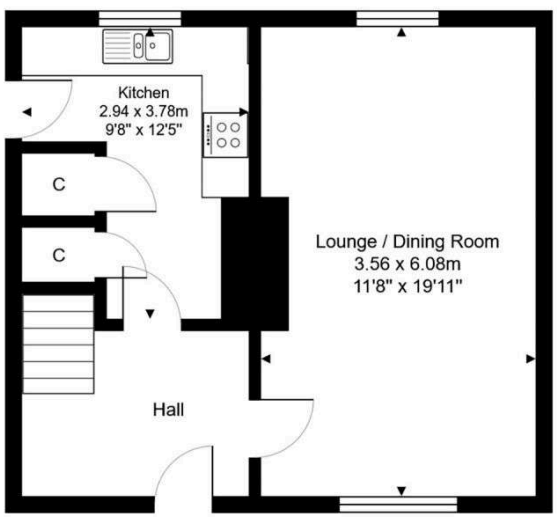
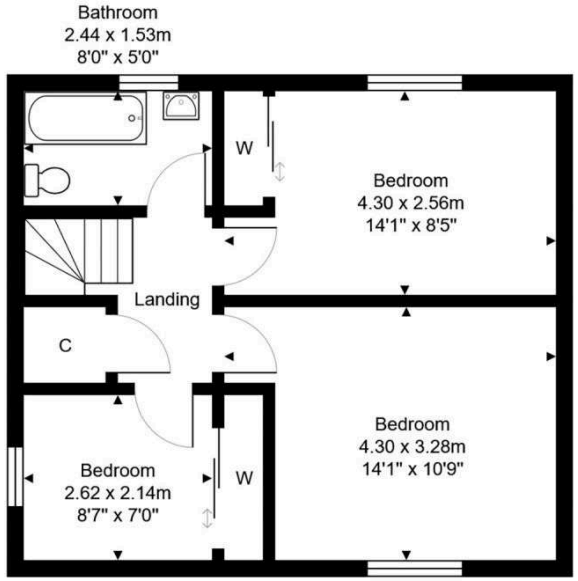
Total Area: 82.4 m² ... 887 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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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.