



ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

21 South Loanhead, Limekilns, KY11 3LB
Offers Over £295,000



Well proportioned and neatly presented detached family villa enjoying a pleasant cul-de-sac location with partial views of the River Forth from the upper level apartments. The property briefly comprises entrance hall, WC, Lounge, Dining room, Conservatory, Breakfasting kitchen, Utility room, 3 Double bedroom, Family bathroom. Beautiful landscaped gardens to the front and rear - fully enclosed providing a child and pet safe environment. Patio/seating. Garage with carport and driveway. Double glazing. Electric warm air heating. Early entry may be available. Essential Viewing. EPC - F

LOCATION

The property is attractively located in the highly sought-after picturesque village of Limekilns which retains much of its period charm and character adjoining the village of Charlestown both providing ample everyday facilities including shops, hotels, and a well-respected primary school. 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.

PROPERTY - DETACHED VILLA

- Entrance hall
- Downstairs WC
- Lounge
- Dining room
- Conservatory
- Breakfasting kitchen
- Utility room
- Office
- 3 Double bedrooms
- Family bathroom
- Beautiful, well proportioned gardens
- Garage with driveway
- Double glazing
- Electric warm air heating through vents

ACCOMMODATION

Entrance Vestibule

With door to the hall.

Hall

With doors to the WC, Lounge and Kitchen. Double storage cupboard. Stairs to the upper level with understairs storage cupboard.

WC 1.80 m x 1.00 m / 5'11" x 3'3"

Front.

Lounge 5.10 m x 4.20 m / 16'9" x 13'9"

This well proportioned lounge boasts a feature fireplace. Arch to dining room. Front.

Dining Room 3.80 m x 3.20 m / 12'6" x 10'6"

Another good sized public room. Patio doors to conservatory. Serving hatch to kitchen. Rear.

Conservatory 3.00 m x 3.00 m / 9'10" x 9'10"

A lovely addition to any family home. French doors to garden. Rear.

Breakfasting Kitchen 3.80 m x 3.60 m / 12'6" x 11'10"

This is a good size breakfasting kitchen. Door to utility room. Serving hatch to dining room. Storage cupboard. Rear.

Utility Room 3.70 m x 1.30 m / 12'2" x 4'3"

This is a handy room. Door to office. Door to garden. Rear.

Office 1.70 m x 1.30 m / 5'7" x 4'3"

This is a handy space which is currently being used as an office. Front.

Landing 4.50 m x 3.30 m / 14'9" x 10'10"

This is a spacious landing. Doors to 3 bedrooms and bathroom. Storage cupboard.

Master Bedroom 4.80 m x 4.50 m / 15'9" x 14'9"

A superbly proportioned double bedroom ample built in wardrobes. Front.

Bedroom 2 4.50 m x 3.30 m / 14'9" x 10'10"

Another good sized double bedroom also enjoying the benefit of a double built in wardrobe. Rear.

Bedroom 3 3.50 m x 2.90 m / 11'6" x 9'6"

The third bedroom has a built in storage cupboard. Front.

Shower Room 2.40 m x 1.90 m / 7'10" x 6'3"

Rear

Garden

This property enjoys beautiful areas of garden ground to the front and rear. The front garden comprises an area of lawn with shrubs, mature trees and borders for general planting. The larger rear garden comprises an area of lawn, patio, a decked area, mature trees and well stocked feature borders. The rear garden is fully enclosed by fencing offering a safe pet and safe environment.

GARAGE/DRIVEWAY

There is a single garage with light power and up n over door accessed via a driveway.

HEATING

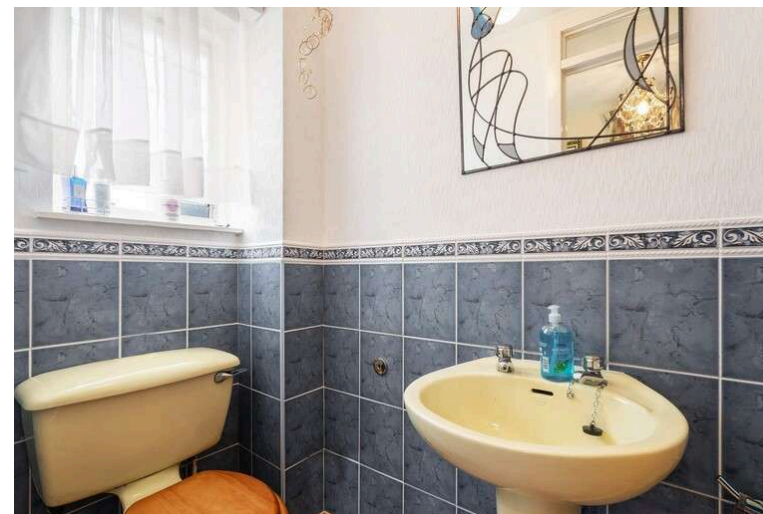
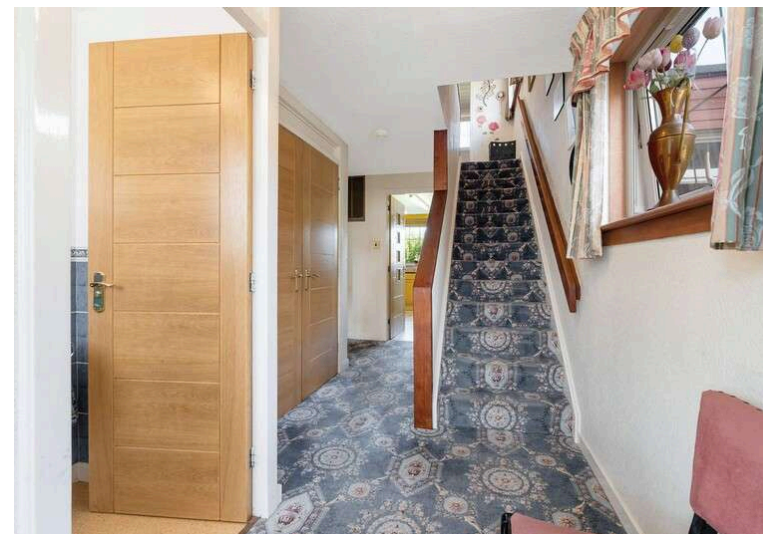
The property has electric warm air heating through vents

GLAZING

The property has double glazing.

EXTRAS

Fitted carpets, curtains, blinds, dishwasher, oven and fridge/freezer are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

www.rossconnel.co.uk

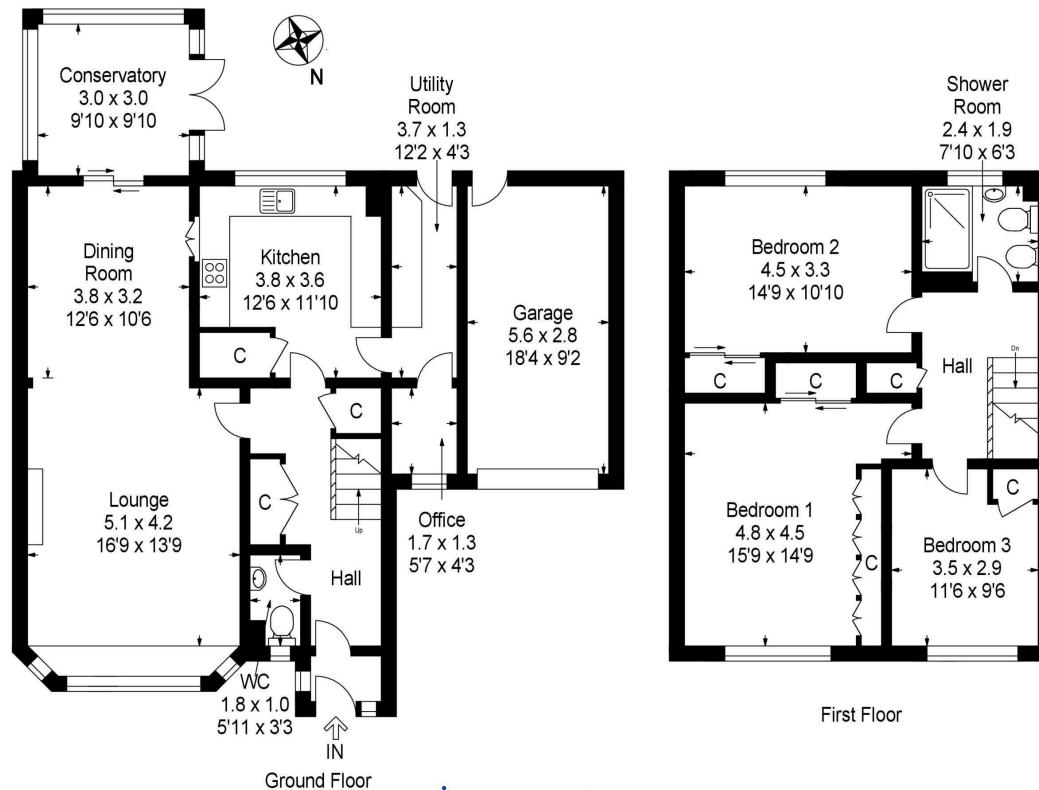
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connell.co.uk



VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2021

espc



rightmove

s1homes.com

f Find us on Facebook