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Solicitors, Estate Agents & Business Lawyers

**Warrington House, 2 Warrington Court,
Limekilns, KY11 3HW**
Offers Over £240,000



Unique three storey semi-detached property with views to the Firth of Forth from the rear of the property. The property was built in the late 18th century and forms part of the conservation area in the historic and much sought after village of Limekilns. Entrance vestibule, Hall, Kitchen, Lounge/dining room, Sitting room, Master bedroom with en-suite bathroom, 2 Further bedrooms. Family shower room. Feature stone spiral staircase to first floor, continuing with a feature wood spiral staircase to second floor. Feature open fireplaces. Wooden shutters. Garden. The property requires full modernisation and upgrading. Superb potential. EPC - E

LOCATION

Limekilns is a quiet village community that enjoys an enviable location on the shores of the River Forth some 2½ miles south of Dunfermline and 3 miles west of the Forth Road Bridge which brings the capital city of Edinburgh within 30 minutes driving time. The village, which has a rich history and retains much of its original charm, is one of the most sought after communities in West Fife and offers typical local facilities including primary schooling, pre-primary schooling, a church, village shops for day to day necessities and several popular hosteleries. There is a regular bus service to Dunfermline where the comprehensive range of amenities associated within a large town is to be found. Access to the national motorway system can be gained some 3½ miles east at junction 1 of the M90, whilst Edinburgh Airport is within 20 minutes driving time and offers a wide range of domestic and international flights. There are mainline railway stations located in Dunfermline, Rosyth and Inverkeithing which offer excellent commuter services to Edinburgh, South Gyle and all other stops on the Fife Circle. There are many social amenities to be found in Limekilns and the neighbouring village of Charlestown, including tennis, sailing and bowling clubs.

To reach the property from the M90 motorway, travel west on the A985 Rosyth/Kincardine Bridge road and some 2 miles after leaving Rosyth take the exit on the left signposted Limekilns/Charlestown. On entering the village, proceed towards The Promenade and turn sharp right onto Main Street. Park next to the green. Walk up Church Lane which leads to Warrington Court. Warrington House, 2 Warrington Court is the tall three storey building on the left.

PROPERTY

- Entrance vestibule
- Hall
- Kitchen
- Lounge/dining room
- Sitting room
- Master bedroom with en-suite bathroom
- Two further bedrooms
- Family shower room
- Feature spiral staircase
- Feature open fireplaces in lounge/dining room and sitting room
- Garden to the rear
- Views to the Firth of Forth
- Requires full modernisation and upgrading
- Superb potential
- Ideal family home in sought after location

ACCOMMODATION

Entrance Vestibule

Door to hall.

Hall

Doors to Kitchen and lounge/dining room. Spiral stone staircase to first floor. 2 cupboards with 1 housing the gas boiler.

Kitchen 4.29 m x 2.59 m / 14'1" x 8'6"

Fitted units with built in double oven, hob and cooker hood. Rear facing.

Lounge/dining room 4.29 m x 3.61 m / 14'1" x 11'10"

Patio doors to the garden. Feature fireplace. Rear facing.

Spiral staircase

Feature stone spiral staircase leading to first floor. Front facing.

First floor landing

Doors to sitting room, bedroom and family shower room. Shelved cupboard. Wood spiral staircase to second floor.

Sitting room 4.60 m x 3.30 m / 15'1" x 10'10"

Feature fireplace. Two recessed shelved areas (original doors are available). Dual aspect to front and rear.

Bedroom 3 3.10 m x 3.00 m / 10'2" x 9'10"

Built in wardrobe. Rear facing.

Family shower room 2.11 m x 1.91 m / 6'11" x 6'3"

Coloured suite. Side facing.

Second Spiral Staircase

Feature wood spiral staircase to second floor. Front facing.

Second floor landing

Doors to bedrooms. Shelved cupboard. Airing cupboard housing water cylinder. Access hatch to large unfloored loft space. Front facing.

Master Bedroom 3.30 m x 3.10 m / 10'10" x 10'2"

Shelved cupboard. Doors to en-suite bathroom. Rear facing.

Ensuite

En-suite bathroom with shower attachment. Front facing.

Bedroom 2 3.40 m x 3.10 m / 11'2" x 10'2"

Currently used as study. Dual aspect to side and rear.

Garden

Enclosed by stone walls, mono block patio, stone chips and borders. With views to the Firth of Forth.

GLAZING / HEATING

The property has double glazing and gas central heating.













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

HOME REPORT

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

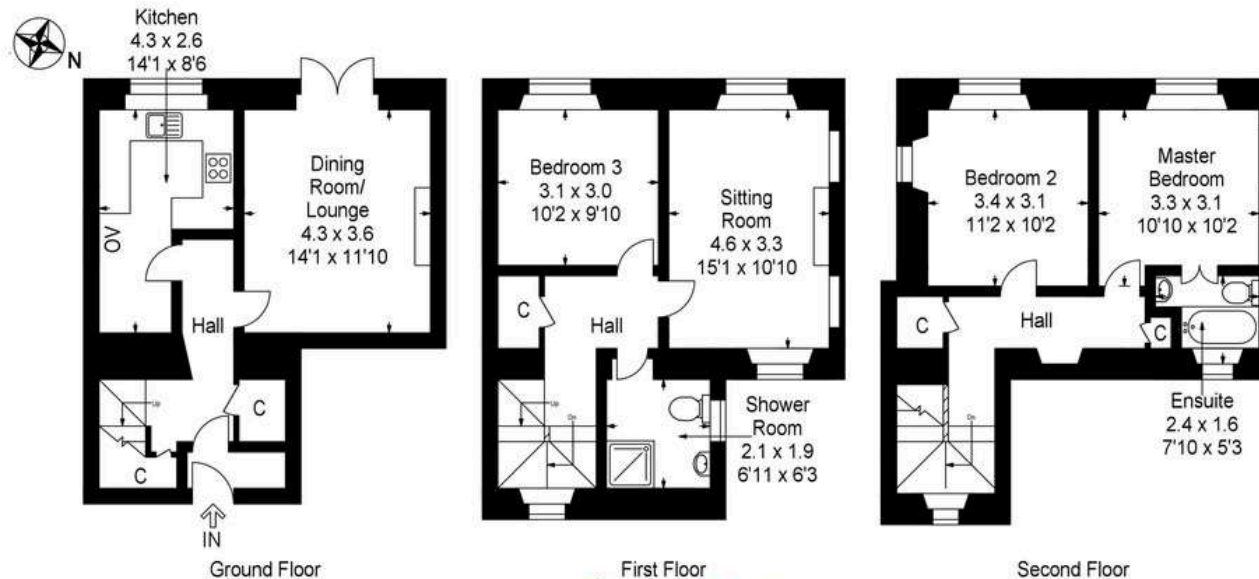
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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First Floor
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)

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