

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



18 Charles Way, Limekilns, KY11 3JN
Offers Over £424,000



Rarely available executive detached bungalow offering superb family accommodation with panoramic views of the River Forth towards the Pentland Hills, Blackness Castle and beyond. Entrance hall, WC, Lounge, Sitting room (Doors to large rear garden), Kitchen, Dining room, Utility room, 4 Bedrooms, Shower room. Double glazing. Gas central heating. Stunning gardens to front and rear. Garage. Large monoblock driveway. Immaculately presented. Neat decor. Well maintained. Early viewing is highly recommended. EPC D

LOCATION

The property is 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, well respected primary school and hotels. 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 BUNGALOW

- Stunning unrestricted panoramic views of River Forth
- Entrance hall
- WC
- Lounge
- Sitting room
- Kitchen
- Dining room
- 4 Bedrooms
- Bathroom
- Double glazing/Gas central heating
- Garage with large monoblock driveway

ACCOMMODATION

Hall

With doors to WC, lounge, kitchen and bedroom 4. Large walk in cupboard.

WC 1.80 m x 1.70 m / 5'11" x 5'7"

Fitted with a modern white suite. Front.

Lounge 6.10 m x 4.40 m / 20'0" x 14'5"

This is a beautifully sized public room which enjoys the superb views of the River Forth. Archway to sitting room. Door to dining room and rear hall. Rear.

Sittingroom 5.00 m x 2.90 m / 16'5" x 9'6"

This is a lovely area where the stunning views of the garden and River Forth can be enjoyed. Patio doors to the garden. Rear.

Breakfasting Kitchen 5.3 m x 2.5 m / 17'5" x 8'2"

This is a well proportioned kitchen. Archway to dining room. Door to front garden.

Dining Room 3.60 m x 3.00 m / 11'10" x 9'10"

With double doors to lounge. Rear.

Rear Hall

With door to garden and utility room.

Utility Room 2.5 m x 1.2 m / 8'2" x 3'11"

This is a handy area. Door to garage. Rear.

Mid hall

With doors to 4 bedrooms and shower room. Storage cupboard.

Bedroom 1 3.90 m x 3.50 m / 12'10" x 11'6"

With double built in wardrobe. Rear.

Bedroom 2 3.50 m x 3.40 m / 11'6" x 11'2"

Also has a double built in wardrobe. Rear.

Bedroom 3 3.30 m x 2.80 m / 10'10" x 9'2"

The third bedroom has a double built in wardrobe and a further storage cupboard. Front.

Bedroom 4 2.90 m x 2.50 m / 9'6" x 8'2"

The fourth bedroom had been used as an office. Front.

Shower Room 2.20 m x 2.10 m / 7'3" x 6'11"

This well proportioned shower room has been upgraded in recent years and is fitted with a white suite incorporating contemporary storage units. Front.

Gardens

The property enjoys beautiful areas of garden ground to the front and rear. The front garden has mainly been given over to a parking area whilst the large, mature and very well maintained garden to the rear has many areas of interest and the outstanding, unrestricted views of the River Forth and beyond can be fully appreciated.

GARAGE/DRIVEWAY

There is a single integrated garage accessed via a monoblock driveway. Door to utility room.

HEATING

The property has gas central heating.

GLAZING

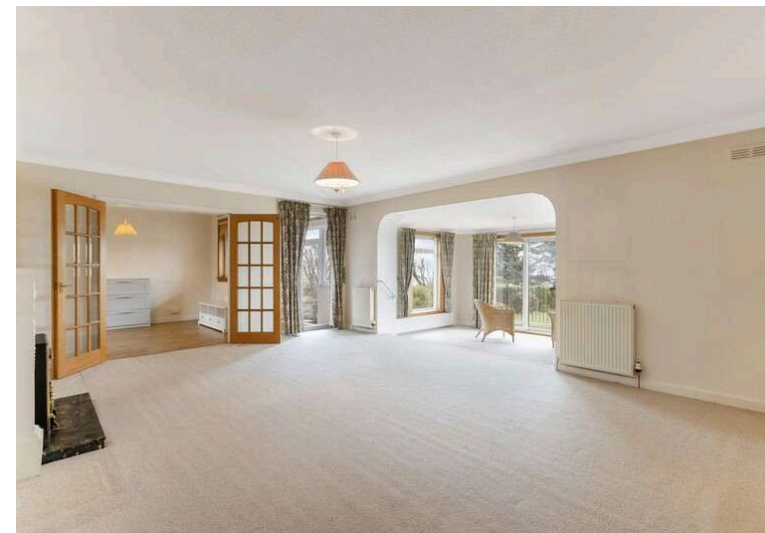
The property has double glazing.

EXTRAS

All the fitted carpets and blinds are included in the price.

SOLD AS SEEN - NO Warranties/Guarantees given

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers













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

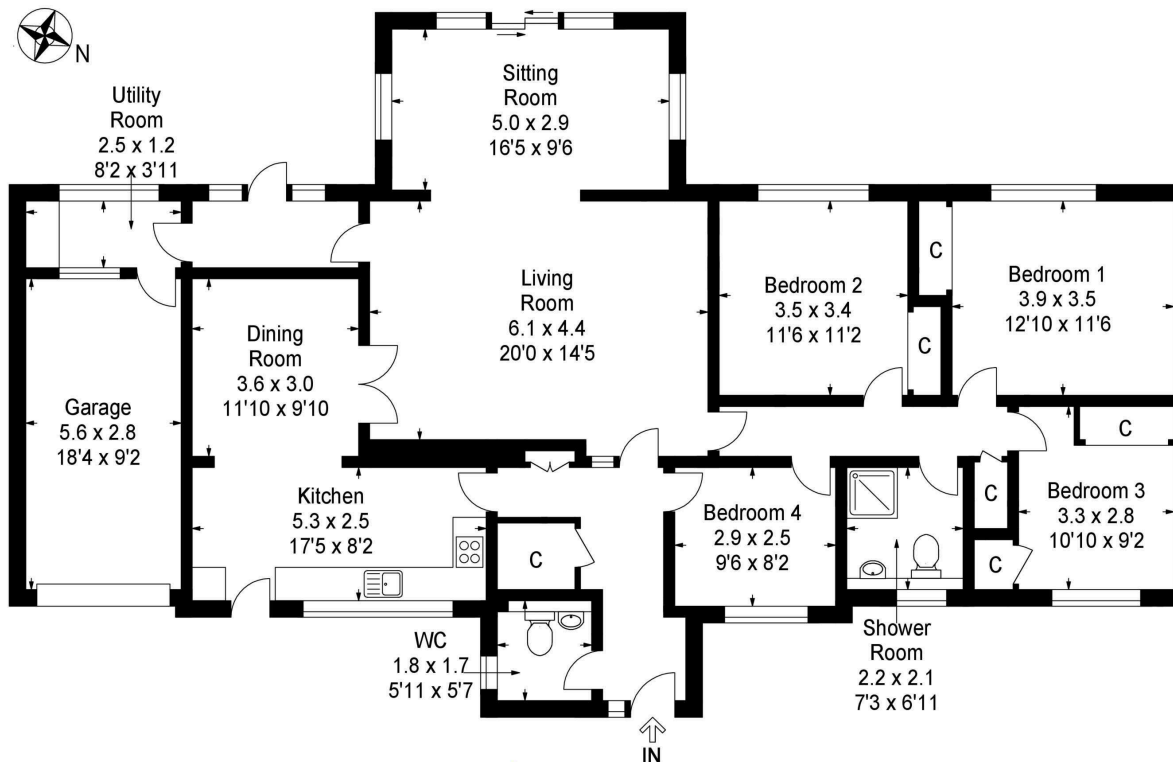
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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.

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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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