



**5 Charles Way, Limekilns, KY11 3JL**  
Offers Over £400,000





Stunning detached bungalow enjoying a superb location in a much sought after village of Limekilns. Partial view of River Forth. Entrance vestibule, Hall, Lounge/Dining room, Stylish breakfasting kitchen, Utility room, Master bedroom (en-suite shower room), 3 Further double bedrooms (1 with en-suite shower room), Family bathroom. Double glazing. Gas central heating. Detached garage. 2 Driveways. Lovely, fully landscaped gardens. Immaculately presented. Modern decor. Move in condition. Superb family home. Excellent location. Early viewing recommended. EPC - C. Council Tax - E. Freehold.



## 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

- Entrance vestibule
- Hall
- Lounge/dining room
- Breakfasting kitchen
- 4 Bedrooms (2 with en-suite shower rooms)
- Family bathroom
- Double glazing
- Gas central heating
- Detached garage
- 2 Driveways
- Immaculate decor
- Oak finishings throughout
- Most desirable location
- Rarely available
- Internal viewing a must!
- Early viewing a must!

## ACCOMMODATION

### Entrance Vestibule

With door to hall.

### Hall

With doors to lounge/dining room, Kitchen, 3 bedrooms and family bathroom. Storage cupboard

### Lounge/Dining room 5.60 m x 3.40 m / 18'4" x 11'2"

This is a well proportioned lounge/dining room. French doors to garden. Door to bedroom 2. Front & Rear.

### Breakfasting Kitchen 2.80 m x 2.80 m / 9'2" x 9'2"

This is a very modern fitted kitchen with many attractive design features. Door to utility room. Rear.

### Utility Room 2.10 m x 1.60 m / 6'11" x 5'3"

Door to garden. Rear.

### Master Bedroom 4.50 m x 3.50 m / 14'9" x 11'6"

This is a superbly proportioned double bedroom. Door to en-suite. Built in wardrobes. Further wardrobe included.

### En-suite shower room 1 2.80 m x 1.60 m / 9'2" x 5'3"

This most attractive and generously proportioned en-suite shower room has recently been refitted. Rear.

### Bedroom 2 3.40 m x 2.70 m / 11'2" x 8'10"

This was originally the garage, which has been converted into a good sized double bedroom. Two built in wardrobes with sliding doors which also cleverly conceals the access to the en-suite. Front.

### En-suite shower room 2 2.70 m x 1.20 m / 8'10" x 3'11"

Fitted with a modern white suite. Rear.

### Bedroom 3 3.90 m x 3.50 m / 12'10" x 11'6"

Another good sized room. Large Wardrobe included. Front.

### Bedroom 4 3.60 m x 2.70 m / 11'10" x 8'10"

Side.

### Family Bathroom 2.70 m x 2.00 m / 8'10" x 6'7"

Fitted with a modern white suite incorporating a separate shower compartment. Side.

### Gardens

The property features lovely, well proportioned and well maintained areas of garden ground.

### GARAGE/DRIVEWAY

There is a detached garage accessed via a chipped driveway offering parking for 2/3 cars. Further driveway.

### HEATING

Gas central heating

### GLAZING

Double glazing

### EXTRAS

All the blinds are included in the sale price together with the wardrobe in bedroom 1 and large wardrobe in bedroom 3.

### HOME REPORT

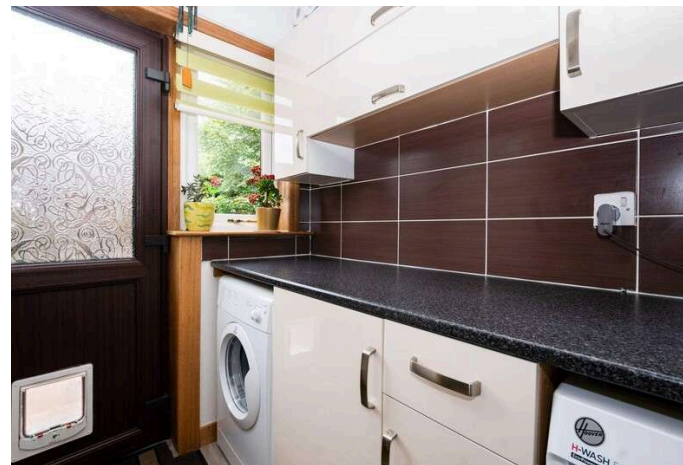
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.























## 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

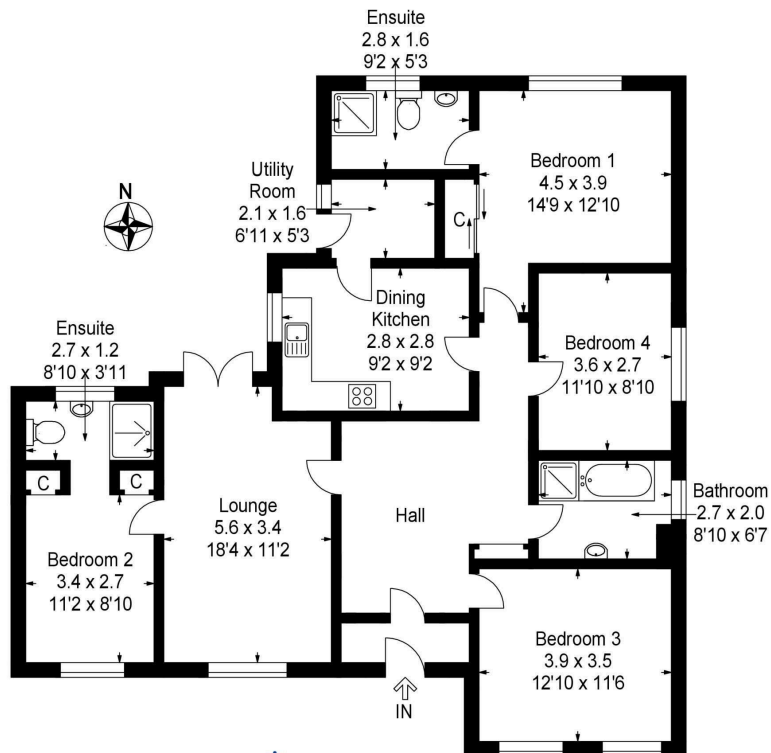
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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

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.

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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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