



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

3 South Row, Charlestown, KY11 3EF
Offers Over £210,000



Rarely available mid terraced cottage (Built 1790) overlooking attractive village green in the heart of this most desirable coastal village. Requires full modernisation and upgrading.

Entrance hall, Lounge, Kitchen, 2 Double bedrooms, Bathroom. Double glazing. Gas central heating. Good sized gardens to front and rear. Full renovation works required. Great potential. EPC - D. Council Tax - D. Freehold.



LOCATION

South Row forms part of a picturesque setting overlooking Charlestown village green. Charlestown is a conservation village located on the shores of the Firth of Forth. The Forth Bridges lie approximately three miles to the east, affording excellent commuter links to Edinburgh and the Central Belt. Great local amenities within the village include a general store, hotel and doctor surgery. For those who enjoy the outdoors, there are many idyllic woodland and coastal walks surrounding Charlestown and the adjoining village of Limekilns. Dunfermline city centre is located 5 miles and offers all the usual amenities associated with a medium sized city.

PROPERTY - MID TERRACED COTTAGE

- Hall
- Lounge/dining room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Well proportioned gardens
- Rear garden is south facing
- Requires full renovation
- Great potential

Viewing is highly recommended to fully appreciate this charming period property within a highly sought after location

ACCOMMODATION

Hall

With doors to Lounge, 2 Bedrooms and Bathroom.

Lounge 4.30 m x 5.40 m / 14'1" x 17'9"

This is a good sized lounge/Dining room. Patio doors to garden. Door to kitchen. Rear.

Kitchen

Rear

Bedroom 1 3.00 m x 3.20 m / 9'10" x 10'6"

With built in wardrobes. Front.

Bedroom 2 3.00 m x 4.90 m / 9'10" x 16'1"

Front.

Bathroom 2.90 m x 8.10 m / 9'6" x 26'7"

Side

Gardens

There is well proportioned gardens to the front and rear which are fully enclosed. The rear garden is south facing.

HEATING

Gas central heating

GLAZING

Double glazing

HOME REPORT

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

SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers NO Warranties/Guarantees given.



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 Lee-Anne Smith at Ross & Connel on 01383 721156

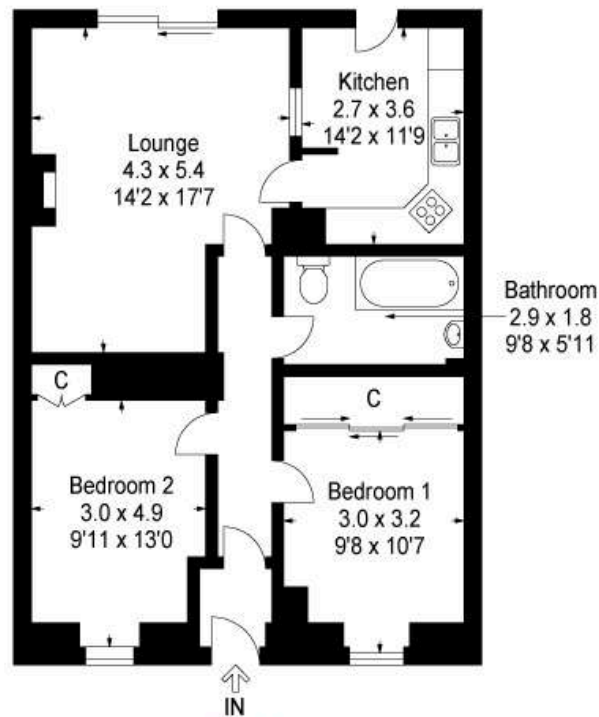
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

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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vistaBee

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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