

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



**Gifford House, 3 Church Street, Limekilns,
KY11 3HT Offers Over £525,000**



An elegant detached Georgian residence, originally crafted in the early 1800s and thoughtfully extended over time, Gifford House offers a rare blend of period charm and generous modern living., within the heart of the highly sought after coastal village of Limekilns, the home enjoys an idyllic, picturesque setting with delightful views towards the Firth of Forth to the rear. This substantial family home is rich in character, features wood burning stoves, beautiful period detailing, and a warm, welcoming ambience throughout. The impressive walled gardens provide a private, secure, and tranquil outdoor space—perfect for children, pets, and relaxed entertaining. Entrance vestibule, Lounge/dining room, Family room/bedroom 4, Breakfasting kitchen, Downstairs WC, Utility, Garden Room, Master bedroom with large walk-in wardrobe and En-suite shower room. 2 Further double bedrooms (one with WC off), Modern bathroom. Excellent storage throughout. Double garage with ample storage and off parking. Double glazed. Gas central heating. EPC - TBC. Council Tax - TBC. Freehold.

LOCATION

The property sits within the highly sought after conservation village of Limekilns, a picturesque coastal community that retains an abundance of period charm and historic character. Set along the north shore of the Firth of Forth, Limekilns has a rich heritage dating back to the 14th century, when it served as the main port for nearby Dunfermline and a hub for maritime trade and lime production. Today, its peaceful waterfront, traditional cottages, and scenic harbour at Bruce Haven create a uniquely attractive village atmosphere.

Adjoining the neighbouring village of Charlestown, the area offers a welcoming community feel and a good range of everyday amenities including local shops, a well regarded primary school, cafés, and hotels. Further facilities, including secondary schooling, supermarkets, leisure centres, and transport links, are available in Rosyth and Dunfermline, just a short drive away.

The location is ideal for commuters, with the A985 close by and excellent access to the Forth and Kincardine Bridges, as well as the wider central motorway network. Despite this convenience, Limekilns remains a tranquil coastal retreat, known for its shoreline walks, historic buildings such as The King's Cellar, and beautiful views across the river-particularly striking at sunrise over the three Forth bridges.

PROPERTY - DETACHED GEORGIAN HOUSE

- Built in 1800's
- Greatly extended
- Rarely available
- Beautiful location with views of Firth of Forth
- Spacious and flexible accommodation
- Master Suite with large walk in wardrobe/dressing room and en-suite
- 2 Further Bedrooms
- Family room and Kitchen features Wood Burning Stoves
- Many quirky features
- Period features
- Double garage and ample off street parking
- Large walled garden
- Well maintained throughout
- Bright accommodation
- Gas central heating
- Double glazing - Sash and case windows
- Superb family home in move in condition

- Internal viewing is highly recommended

ACCOMMODATION

- Entrance Vestibule 2.56 m x 1.36 m / 8'5" x 4'6"
- Lounge/Dining room 7.82 m x 4.62 m / 25'8" x 15'2"
- Breakfasting Kitchen 5.38 m x 3.88 m / 17'8" x 12'9"
- Garden Room 5.70 m x 4.31 m / 18'8" x 14'2"
- Utility 1.62 m x 0.97 m / 5'4" x 3'2"
- Family room/Bedroom 4 5.11 m x 4.14 m / 16'9" x 13'7"
- Downstairs WC 1.57 m x 1.50 m / 5'2" x 4'11"
- Main Landing 2.06 m x 1.12 m / 6'9" x 3'8" -
- Master Bedroom 5.19 m x 4.16 m / 17'0" x 13'8"
- Walk in Wardrobe 3.46 m x 2.29 m / 11'4" x 7'6"
- En-suite Shower room 2.58 m x 2.01 m / 8'6" x 6'7"
- Bedroom 2 5.73 m x 3.46 m / 18'10" x 11'4"
- Family Bathroom 2.06 m x 2.00 m / 6'9" x 6'7"
- Turret Landing -
- Bedroom 3 4.06 m x 2.89 m / 13'4" x 9'6"
- En-suite WC 2.03 m x 0.83 m / 6'8" x 2'9"

Gardens

This property enjoys gardens to the front and rear comprising a small garden that features borders for general planting, whilst the generously proportioned stone walled garden has many areas of interest.

GARAGE/DRIVEWAY

There is a detached double garage, with workshop space and ample storage accommodation accessed via a pebble stone drive offering further parking.

HEATING/GLAZING

Gas central heating and Double glazing

EXTRAS

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













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

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

Home Report

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

VALUATION

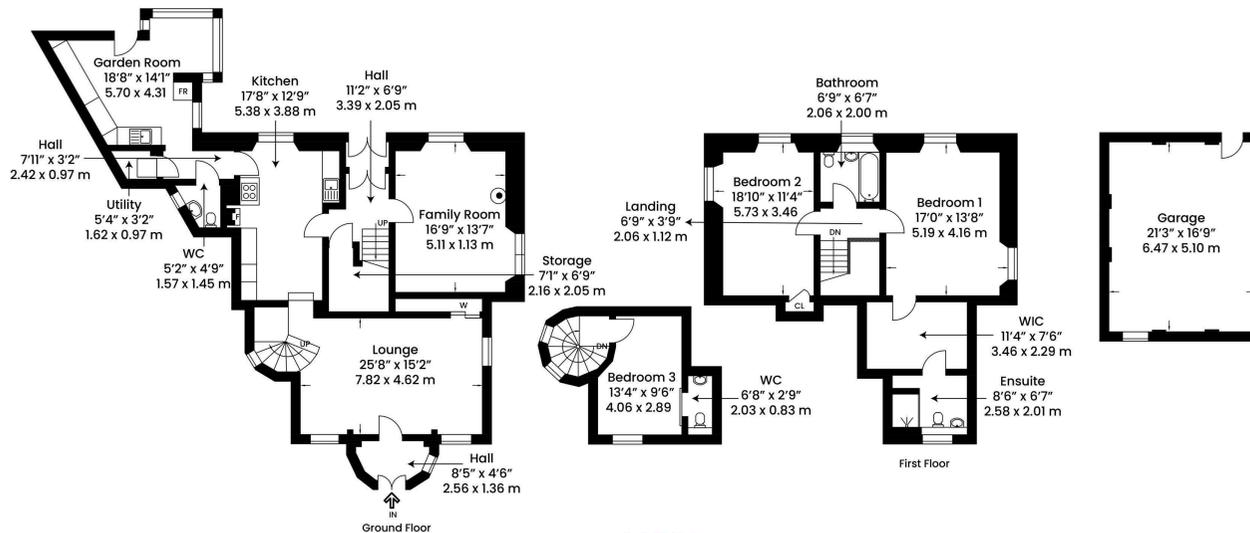
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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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.



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 dimensions 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. (G110927)
vistaBee 2025

