



Morgans
PROPERTY

3 Academy Square, Limekilns, KY11 3HN
Fixed Price £340,000





10 YEAR WARRANTY

SAMSUNG



digital inverter



We are delighted to be marketing this charming Georgian villa circa 1780's situated in one of West Fife's conservation villages on the coast. The property is enviably tucked away and off the main street, therefore providing privacy and a child and pet safe environment with enclosed grounds to the rear and stunning woodland backdrop. The gardens are an idyllic haven and are mainly laid to lawn with mature trees, shrubs and plants surrounding. There is a section of decking/seating area together with wood store. The accommodation is well presented and has all the charms of a home of this period. The subjects briefly comprise entrance hall, lounge with feature wood burner, dining kitchen with appliances and w.c facilities. On the upper level; three bedrooms, one of which is used as an office and stylish family bathroom with off mains shower. The property is double glazed with gas central heating throughout. There is shared access into the driveway which belongs to No 3, giving access for several vehicles. EPC RATING D





LOCATION

The property is located in the highly sought after picturesque conservation 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.

AGENTS NOTE RE PLANNING APPLICATION

Please note the attached planning application link showing details regarding potential extension of existing home. <https://planning.fife.gov.uk/online/QRYRZ8HFLAP00>.

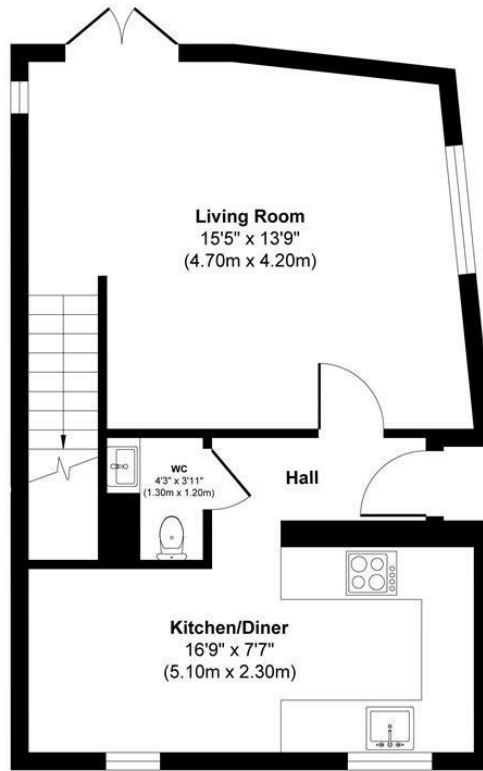
EXTRAS INC. IN SALE ; All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden sheds.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.

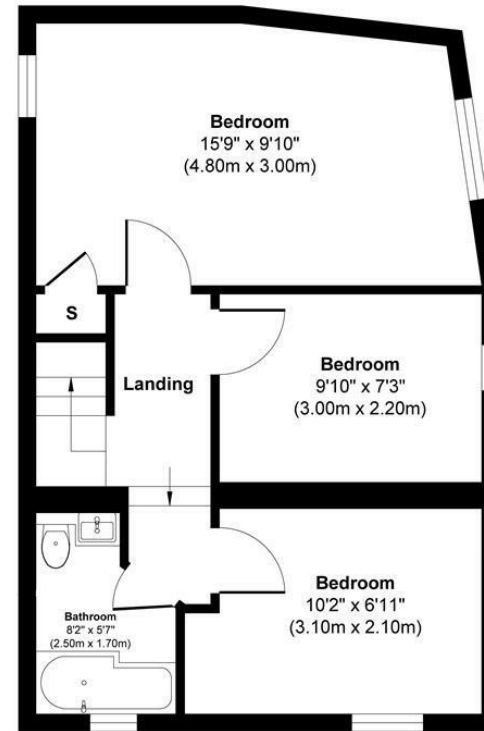








Ground Floor



First Floor



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.