



Morgans
PROPERTY

40 Upper Wellheads, Limekilns, KY11 3JQ
Offers Over £185,000







CLOSING DATE SET FOR TUESDAY 7TH MAY 24 @ 12 NOON - Rarely available mid terraced villa in sought after coastal village of Limekilns. The property is a credit to the present owner and offered in move in condition and comprise entrance hallway, lounge, dining kitchen and bathroom on the ground floor. On the upper level there are three double bedrooms and access to attic. The property benefits from double glazing and gas central heating together with private rear garden with southerly aspect with views of the forth. Double driveway to the front of the property. Limekilns children's play park opposite. Essential Viewing.





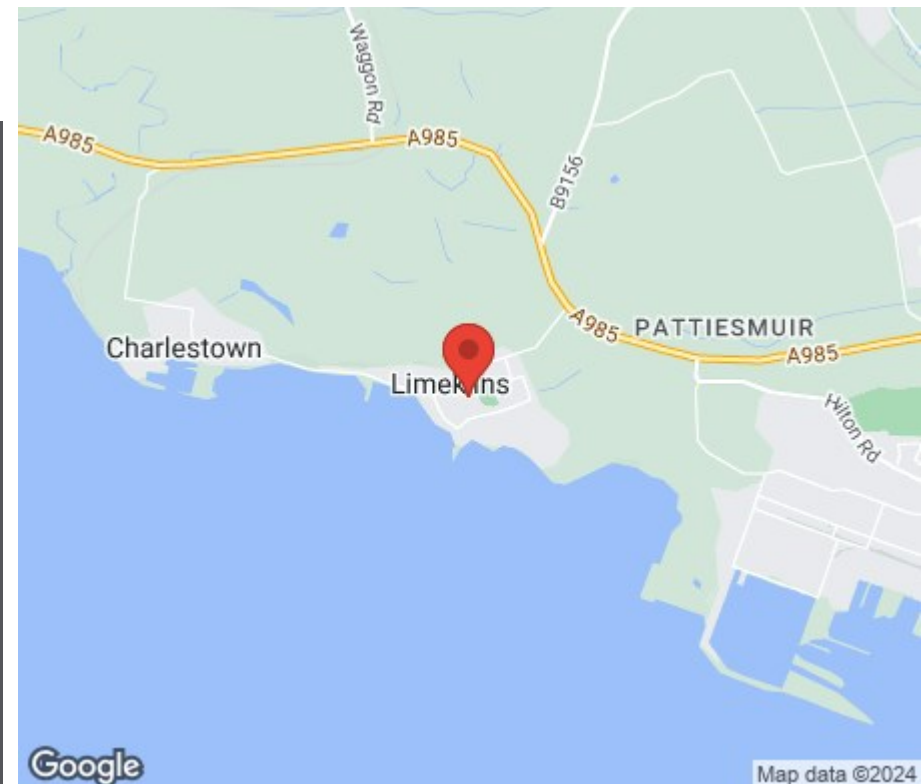
LOCATION

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, local restaurants, bars and cafes along with a 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. Limekilns is a vibrant community with local clubs and groups for Adults and children such as Tennis, Bowls, Football, Scouts, Guides, Toddlers club and sailing clubs.

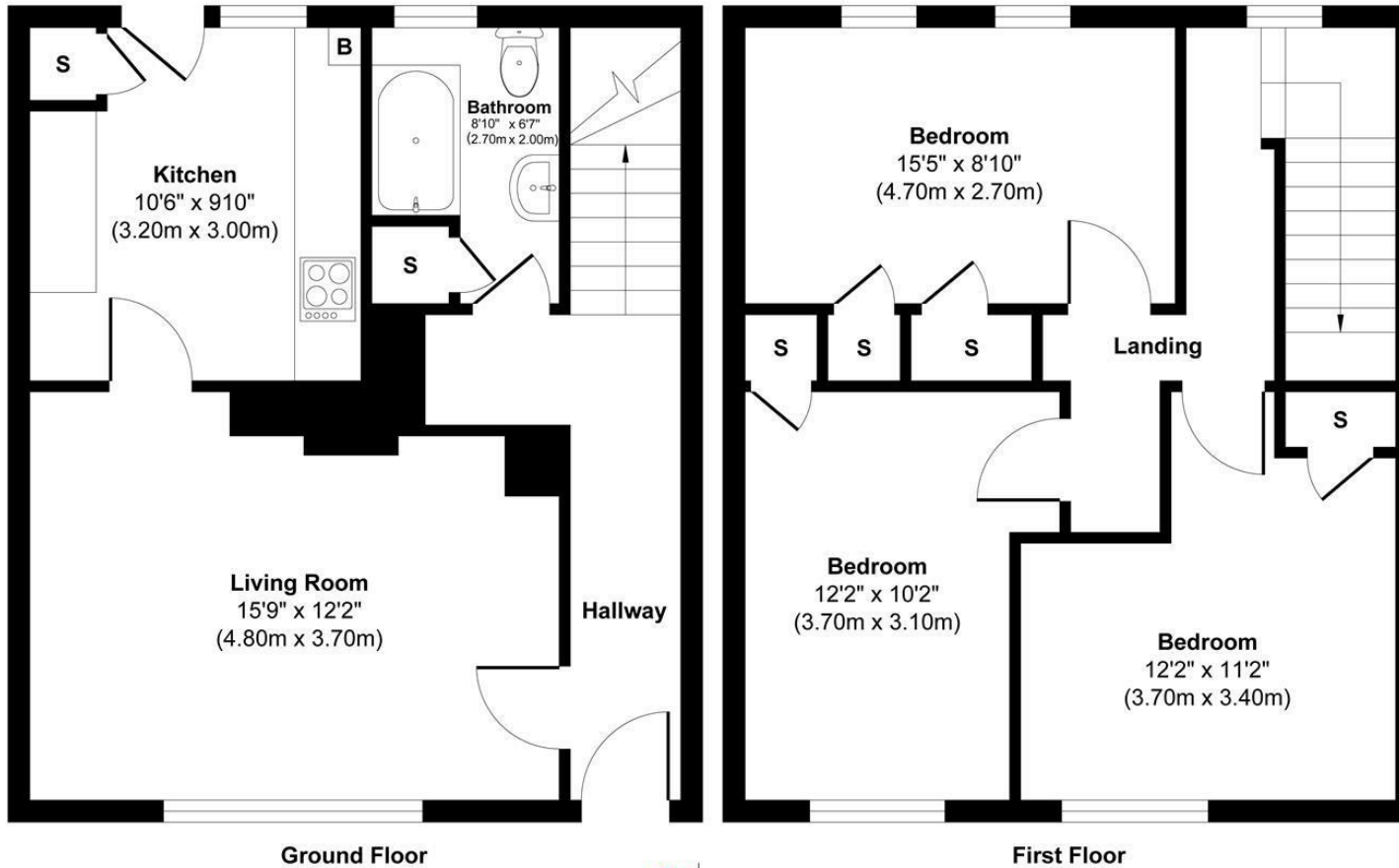
EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.







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

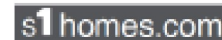


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.