



Morgans

PROPERTY

17 North Roundall, Limekilns, KY11 3JY

Offers Over £380,000







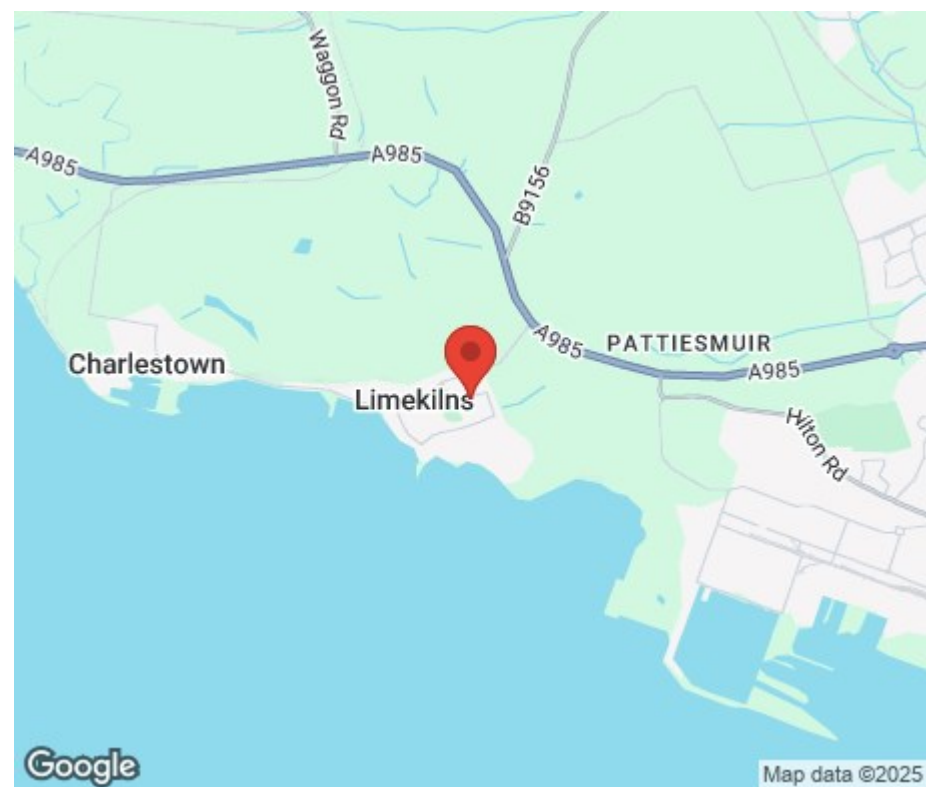




Excellent opportunity to acquire this family villa located in one of West Fife's most popular coastal villages. The highly sought after Limekilns. The property is charming and well presented throughout with attractive fully enclosed gardens to the rear offering a child and pet safe environment with patio area, an idyllic haven with a bright sunny aspect. The subjects briefly comprise entrance vestibule, hallway, w.c facilities, front facing lounge, dining room and fitted kitchen leading to feature conservatory. On the upper level there are three bedrooms with good storage and family bathroom with overhead shower. Access to attic. The property has a single garage and double driveway with ample visitors parking. There is double glazing and gas central heating throughout.







### 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.

### 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.







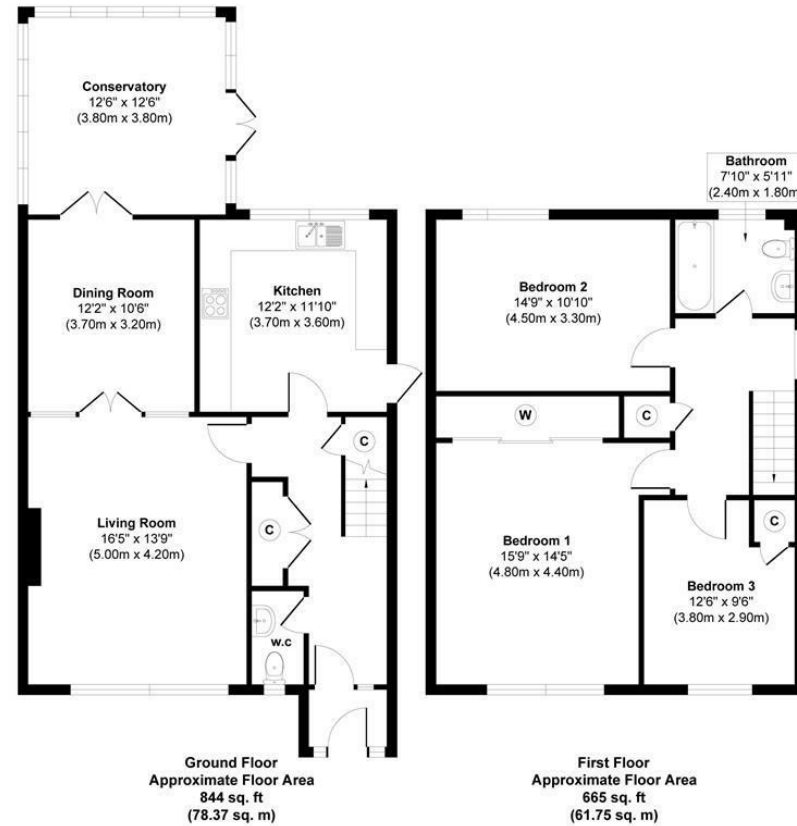








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Approx. Gross Internal Floor Area 1509 sq. ft / 140.12 sq. m  
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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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



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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.