

Morgans

PROPERTY

2 Hall Row, Dunfermline, KY11 3EG

Offers Over £205,000







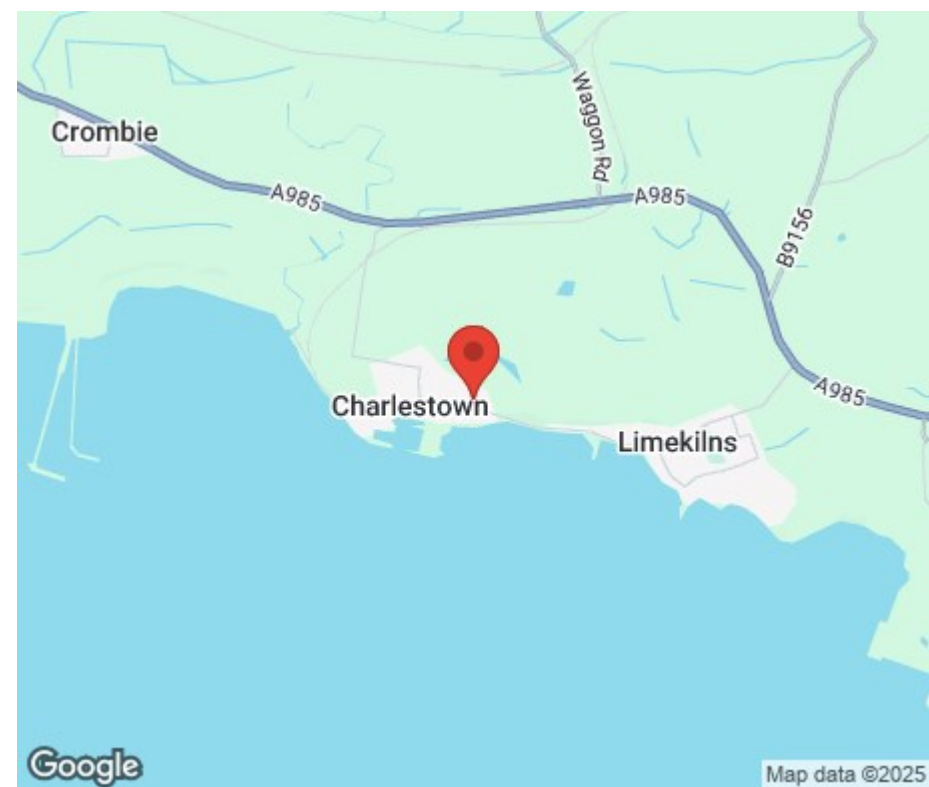




Absolutely charming, mid terraced cottage in the picturesque conservation village of Charlestown. The property is a credit to the present owner being offered in move in condition and benefiting from fantastic outdoor space. The rear gardens offer a truly idyllic setting with a wonderful sea view of the Forth to the south. The accommodation is well presented and briefly comprises entrance hall, lounge with working multi-fuel fire, dining kitchen with patio doors to feature decking, double bedroom and modern bathroom with overhead shower. Stairs lead to the back door and the rear garden with outdoor storage and shed. The property is double glazed with gas central heating. Attic for additional storage. There is residents parking.







## LOCATION

Charlestown is a peaceful and sought after riverside conservation village located on the southern outskirts of Dunfermline. There are a wide range of local amenities nearby and together with the neighbouring village of Limekilns, local shops, primary school, surgery, parish church, hotels, restaurants, public houses and cafes are all available. The villages also provides a lively range of social and leisure activities including sailing & water sports, tennis, bowling and cricket among other clubs and facilities. The villages are well served by frequent bus services into Dunfermline where the fullest range of amenities can be found. Charlestown is also particularly convenient for the M90 motorway, park & ride at Inverkeithing and train stations at both Rosyth and Inverkeithing; all providing easy access into Edinburgh, Glasgow, Fife and central Scotland.

## EXTRAS INC IN SALE / AGENTS NOTE

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

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.





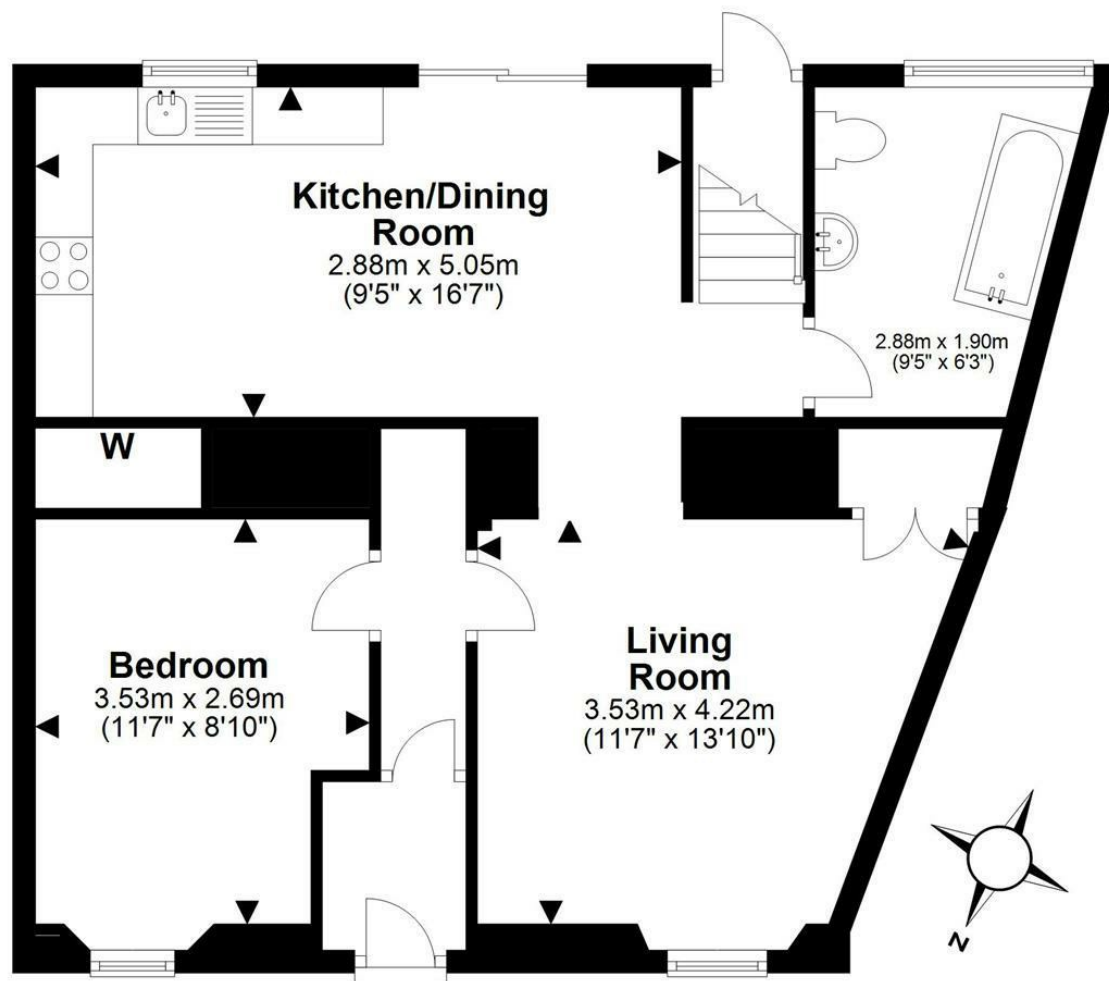












For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



SOLICITORS | PROPERTY

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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.