



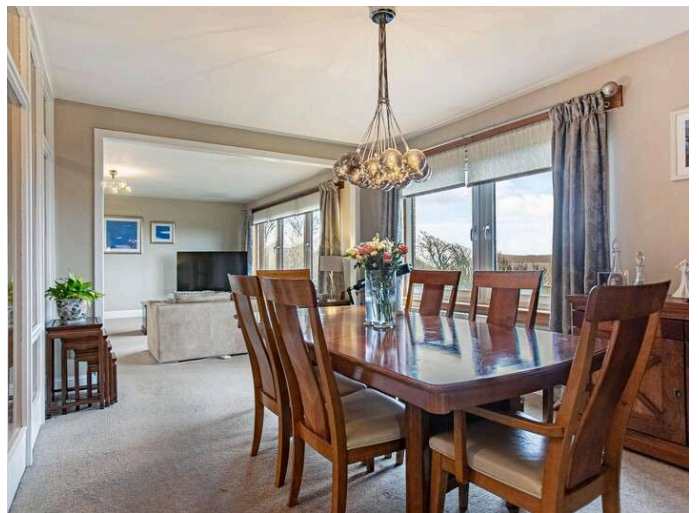
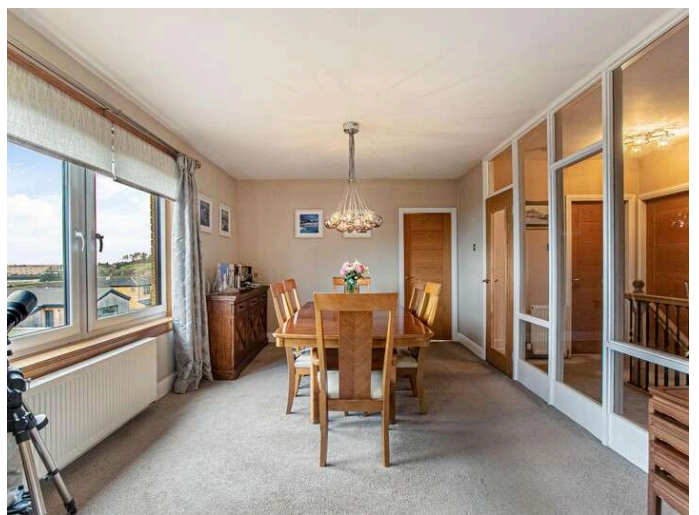
Solicitors & Estate Agents

35

Charles Way, Limekilns, DUNFERMLINE, KY11 3LH



*Working harder for you*



4 bedrooms



3 public

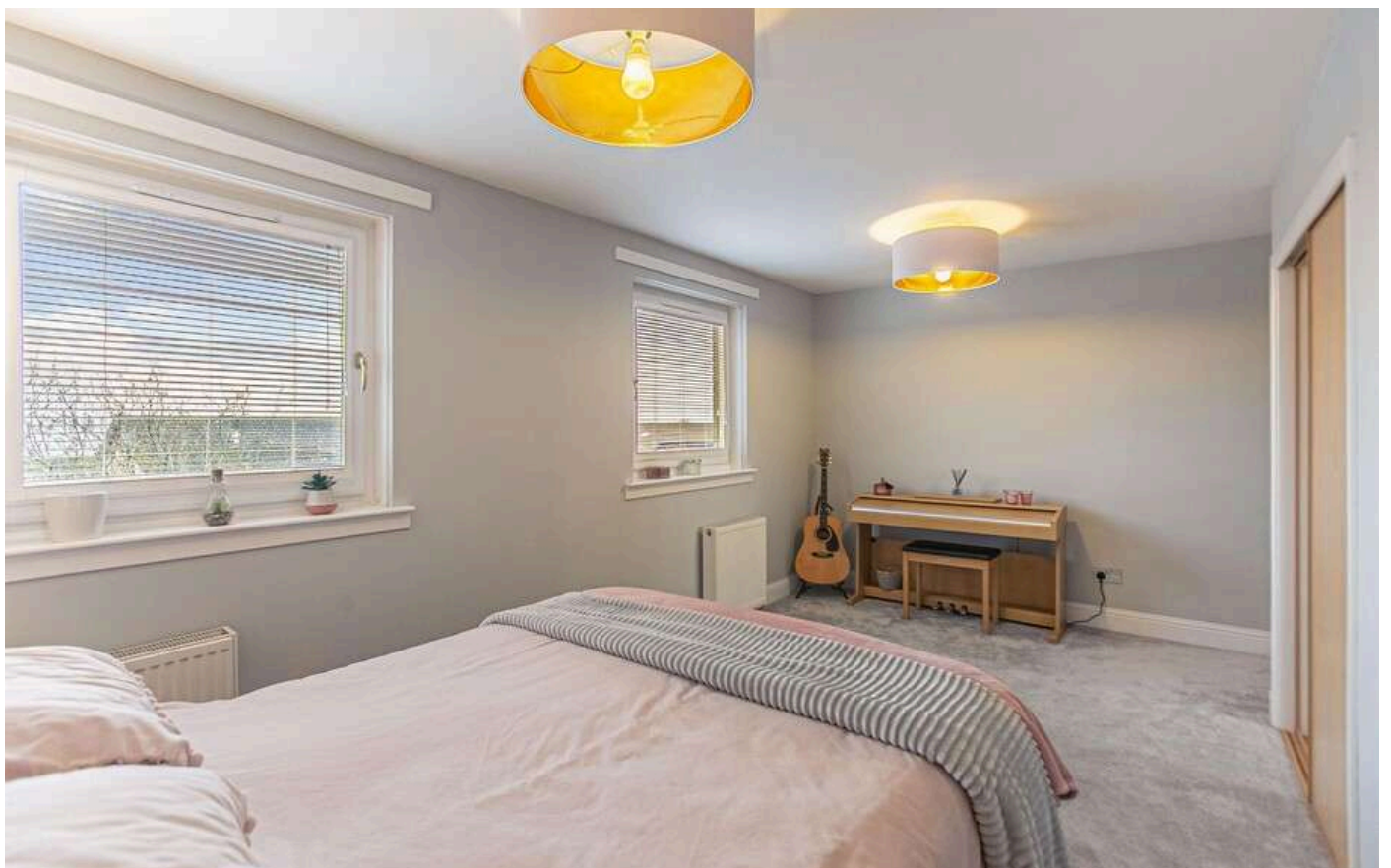


3 bathrooms



- + A stunning, executive home, positioned within a elevated position, commanding panoramic views over the Forth Estuary. One of the largest family homes within Limekilns, 35 Charles Way offers views of the River Forth towards the Pentland Hills, Blackness Castle and the Campsie Fells
- + Located within a small, residential setting, the property is conveniently located within the lovely and sought-after village location, located along the North shore of the Firth of Forth and is popular among both locals and tourists, especially within the summer months
- + Three miles from Dunfermline city centre offering a wider variety of amenities including various shops and restaurants
- + For those commuting further, the Forth Bridges and Kincardine Bridges can be reached within a short drive with train stations in Rosyth and Kincardine. Limekilns Primary School is held in high repute with secondary schooling in Dunfermline and Inverkeithing (soon to be relocated to Rosyth). Bus links to private schooling including Dollar Academy
- + Large, private driveway, leading to double garage
- + The property has been fully upgraded by the current owners and offers the most fantastic outlooks over the River Forth and beyond
- + Welcoming entrance hall with the main living accommodation on the upper floor, making the most of the spectacular views
- + The living space is comprised of a large formal lounge leading to dining room. Contemporary, kitchen with a range of storage options, space for dining and white goods. The kitchen affords additional space to the rear, ideal as a snug.
- + within the landing with modern shower room on the first floor. Utility room leading to garage
- + The first floor features three bedrooms with guest en suite bathroom. Built in wardrobes available
- + The ground floor features a fantastic master suite with contemporary bathroom. Dressing room/additional storage leading to an impressive conservatory, opening onto a newly laid patio and lovely gardens
- + Within walking distance of the village hall, Tennis Club, Sailing club, primary school, Bruce Arms Hotel and popular local cafes.
- + An amazing family home, benefitting from panoramic views of the River Forth and viewing comes highly recommended











Living / Dining Room	9.85 m x 5.50 m / 32'4" x 18'1"	Bedroom 3	5.05 m x 3.38 m / 16'7" x 11'1"
Family Room	5.35 m x 2.38 m / 17'7" x 7'10"	Bedroom 4	3.38 m x 2.58 m / 11'1" x 8'6"
Kitchen	5.49 m x 3.50 m / 18'0" x 11'6"	Utility Room	5.34 m x 1.94 m / 17'6" x 6'4"
Bedroom 1	5.34 m x 5.23 m / 17'6" x 17'2"	Conservatory	8.10 m x 4.19 m / 26'7" x 13'9"
Bedroom 2	4.75 m x 3.38 m / 15'7" x 11'1"		



Sharing is caring!

6/8 Bonnar Street,  
Dunfermline KY12 7JR

T: 01383 629720 F: 01383 621333, DX DF69

**espc**

W: [maloco.co.uk](http://maloco.co.uk)