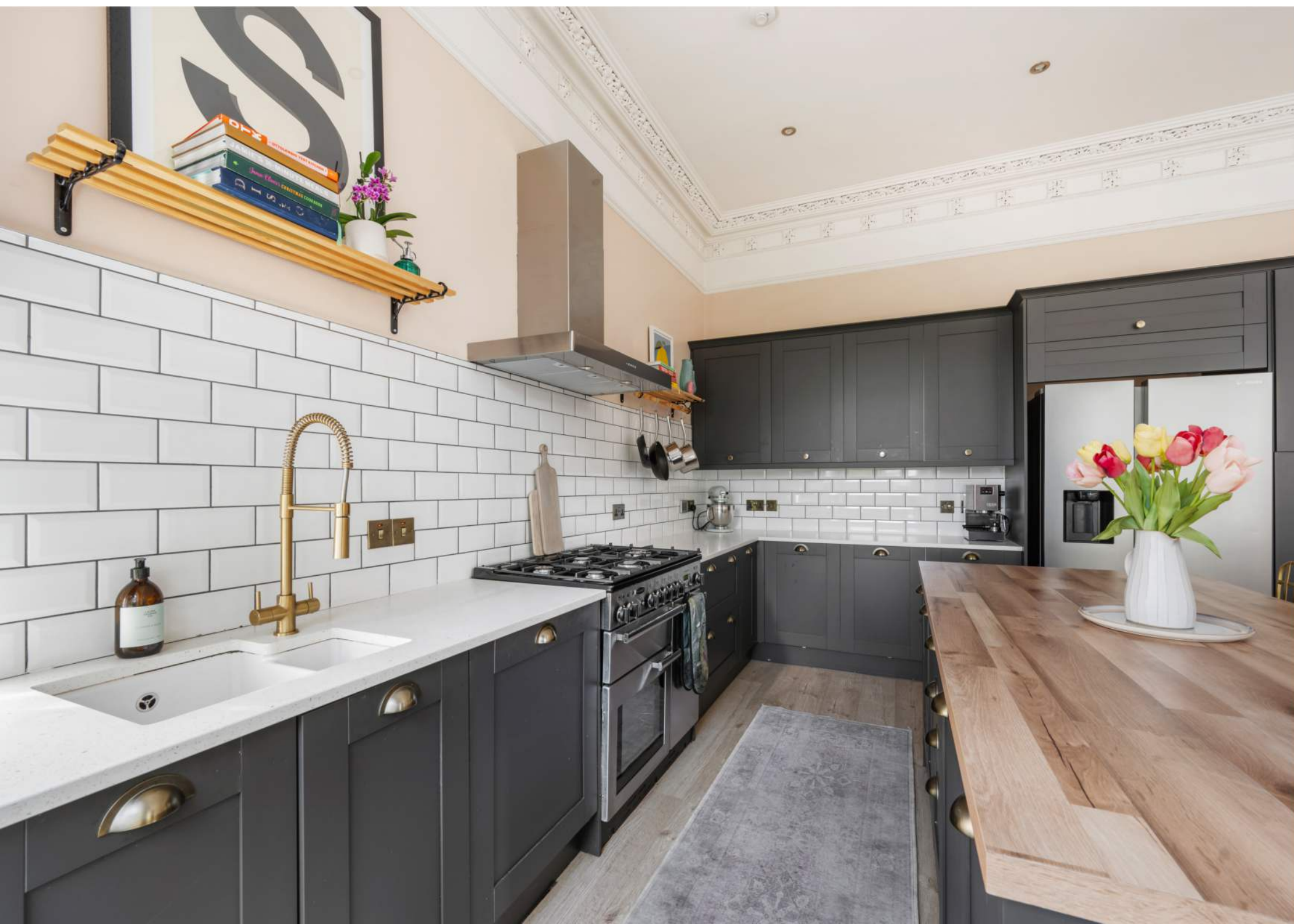




2 Waulkmill House, Charlestown, KY12 8JU
Offers Over £385,000



Key Features

 3 Bedrooms

 1 Public

 2 Bathrooms

- A rare opportunity to purchase a distinctive three-bedroom apartment with private entrance, set within a beautiful rural location yet conveniently close to both Dunfermline and Edinburgh.
- Part of the historic Waulkmill House, this remarkable stone-built property dates back to circa 1790, with a Georgian/Gothic-style extension added around 1890. Set in approximately 4 acres of gently rolling grounds, it lies just one mile west of the highly sought after and desirable shore village of Charlestown
- Located circa three miles from Dunfermline city centre offering a wider variety of amenities including various supermarkets, shops and restaurants and connected via a good local bus service
- For those commuting further, the Forth Bridges and Kincardine Bridges can be reached within a short drive with train station and Park and Ride facilities in Inverkeithing. 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
- The property has been modernised to an exceptional standard, blending elegant period features with modern comforts
- Bright and welcoming entrance hall with cupboard leading to all principal rooms
- Spacious living room with feature wooden fireplace
- Contemporary dining kitchen comes fully equipped with a wide range of floor and wall mounted storage, centre island and space for dining table and chairs
- Master bedroom with built in storage available
- Two further double bedrooms with space for free standing furniture, modern ensuite with WC, wash hand basin and double shower available in Bedroom three
- Tiled family bathroom with three-piece suite and shower over bath
- Generous private garden grounds
- Private driveway
- Wooden garage and ample parking space
- Viewing is a must to fully appreciate the homes quality and beautiful rural location
- EPC – C
- Council Tax – E







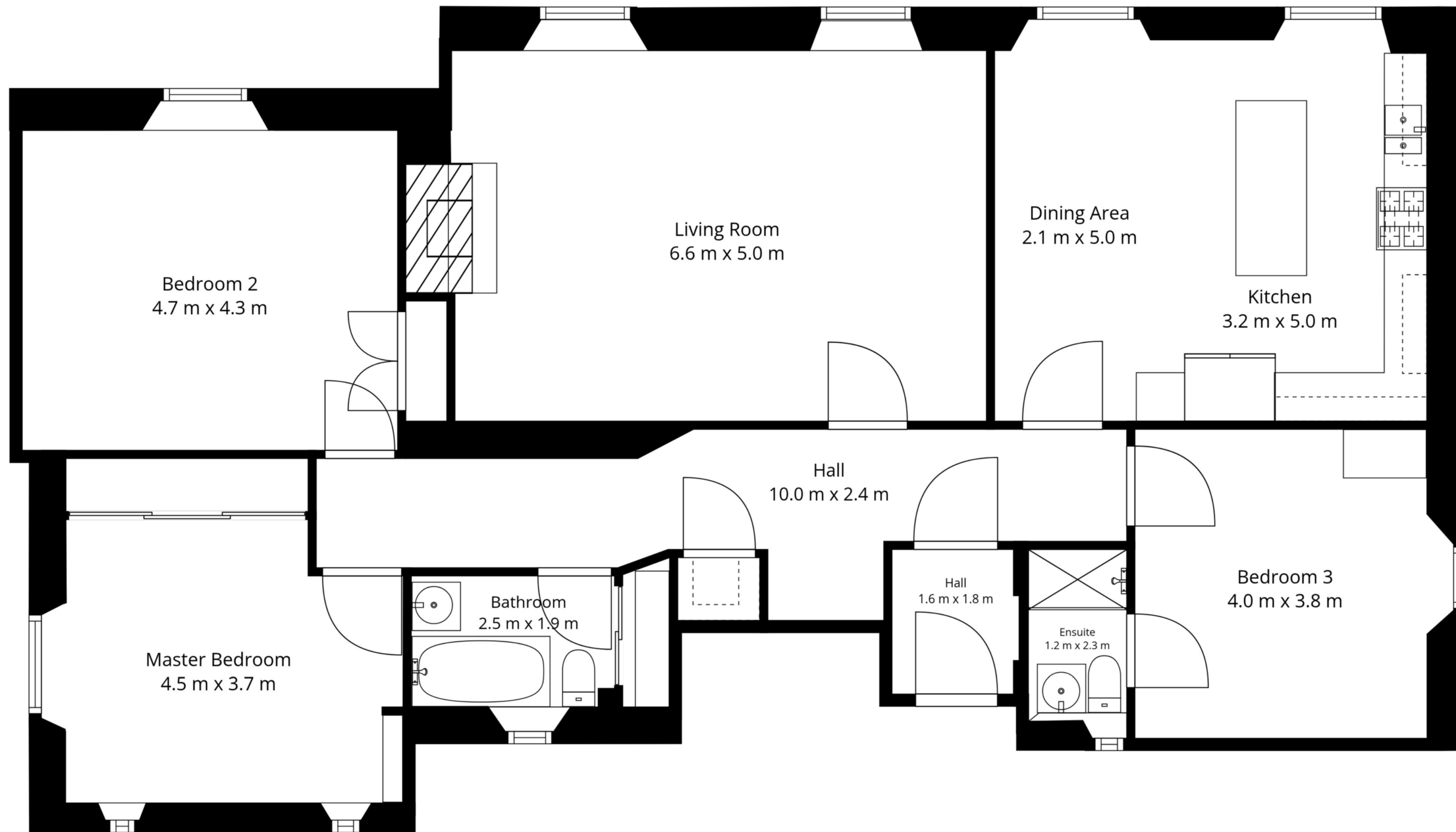
Location

Set on the scenic shores of the Firth of Forth, Charlestown is a beautifully preserved 18th-century village offering coastal living with real character. Known for its rich heritage and charming stone cottages, it provides a peaceful setting just minutes from Dunfermline and within easy reach of Edinburgh.

Ideal for families, professionals, and retirees alike, the village boasts a strong community feel, local amenities, and access to stunning coastal walks. With a mix of period homes and modern builds, Charlestown is a rare blend of history, convenience, and lifestyle.

The village's historic lime kilns and harbour add unique character to the area, while nearby attractions such as Limekilns Beach, Charlestown Bowling Club, and the scenic Fife Coastal Path offer leisure opportunities right on your doorstep. Whether you're seeking quiet seaside tranquillity or an active outdoor lifestyle, Charlestown offers the best of both worlds.





TOTAL: 143 m2
FLOOR 1: 143 m2
EXCLUDED AREAS: WALLS: 9 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



Enquiries

 01383 629720

 info@maloco.co.uk

 maloco.co.uk



Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.