



11 East Harbour Road, Charlestown, KY11 3EA
Offers Over £445,000



Key Features

 3 Bedrooms

 3 Public

 2 Bathrooms

- An impressive family home, offering flexible accommodation and fantastic outlooks, located within the highly sought after and desirable shore village of Charlestown
- Located within the riverside conservation village of Charlestown, the village was created by Charles Bruce, the 5th Earl of Elgin in the 18th century. The original layout of the village, still visible, is in the form of the letters "CE", from his formal title of Charles Elgin
- Together with the neighbouring village of Limekilns, the area offers a wide range of local amenities including a primary school, medical surgery, parish church, convenience stores, eateries, traditional pubs and hotels
- Residents benefit from a lively and active lifestyle, with a variety of recreational opportunities available nearby. These include sailing and water sports, tennis, bowling, and cricket, along with numerous local clubs and social groups. Limekilns and Charlestown also forms part of Fife's coastal path, stretching 117 miles from Kincardine to Newburgh
- The village is located circa three miles from Dunfermline city centre offering a wider variety of amenities including various supermarkets, 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
- Beautifully maintained garden grounds with a mixture of lawn, mature borders and patio. Garage and parking for several cars
- Welcoming entrance hall offering storage and access to most of the downstairs accommodation. Formal lounge offering views of the harbour and River Forth and separate dining room
- Dining kitchen, equipped with a range of floor and wall mounted storage, space for a table and chair set and access onto gardens
- Two double bedrooms on the ground floor, both offering built in storage and downstairs shower room
- Second sitting room or additional bedroom with balcony offering excellent Riverside views. Additional double bedroom with built in wardrobes. Family bathroom completes the accommodation
- The property hosts extensive attic space with Velux windows providing natural light, accessed by Ramsay ladder
- A seldom available family home located within a highly sought after coastal location. Viewing is recommended





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.





Enquiries

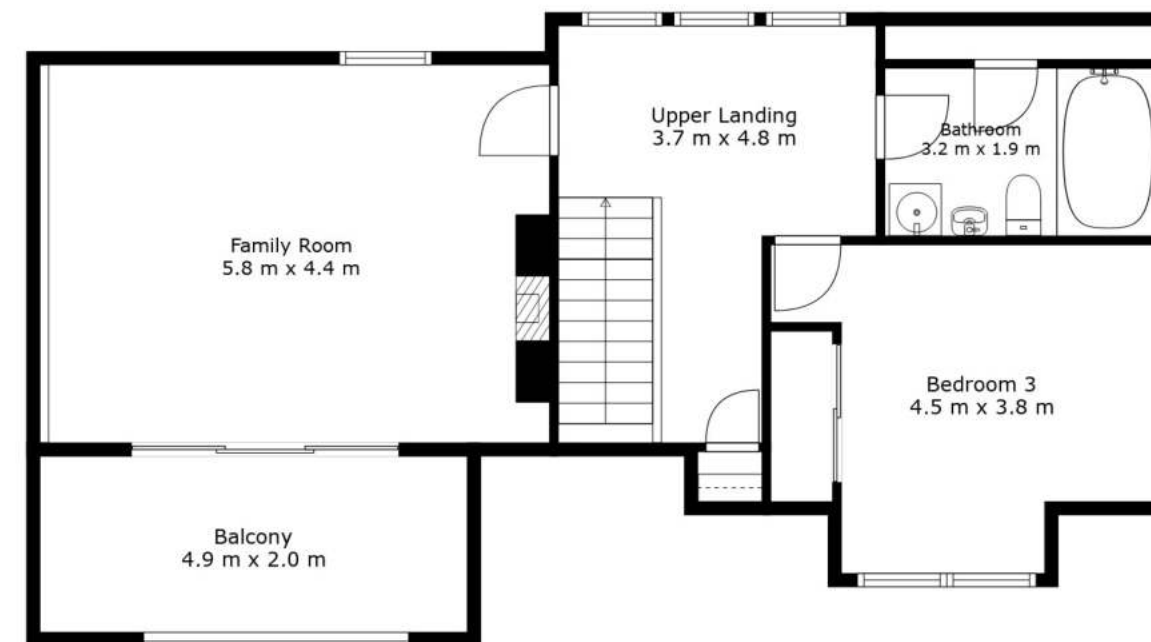
01383 629720

info@maloco.co.uk

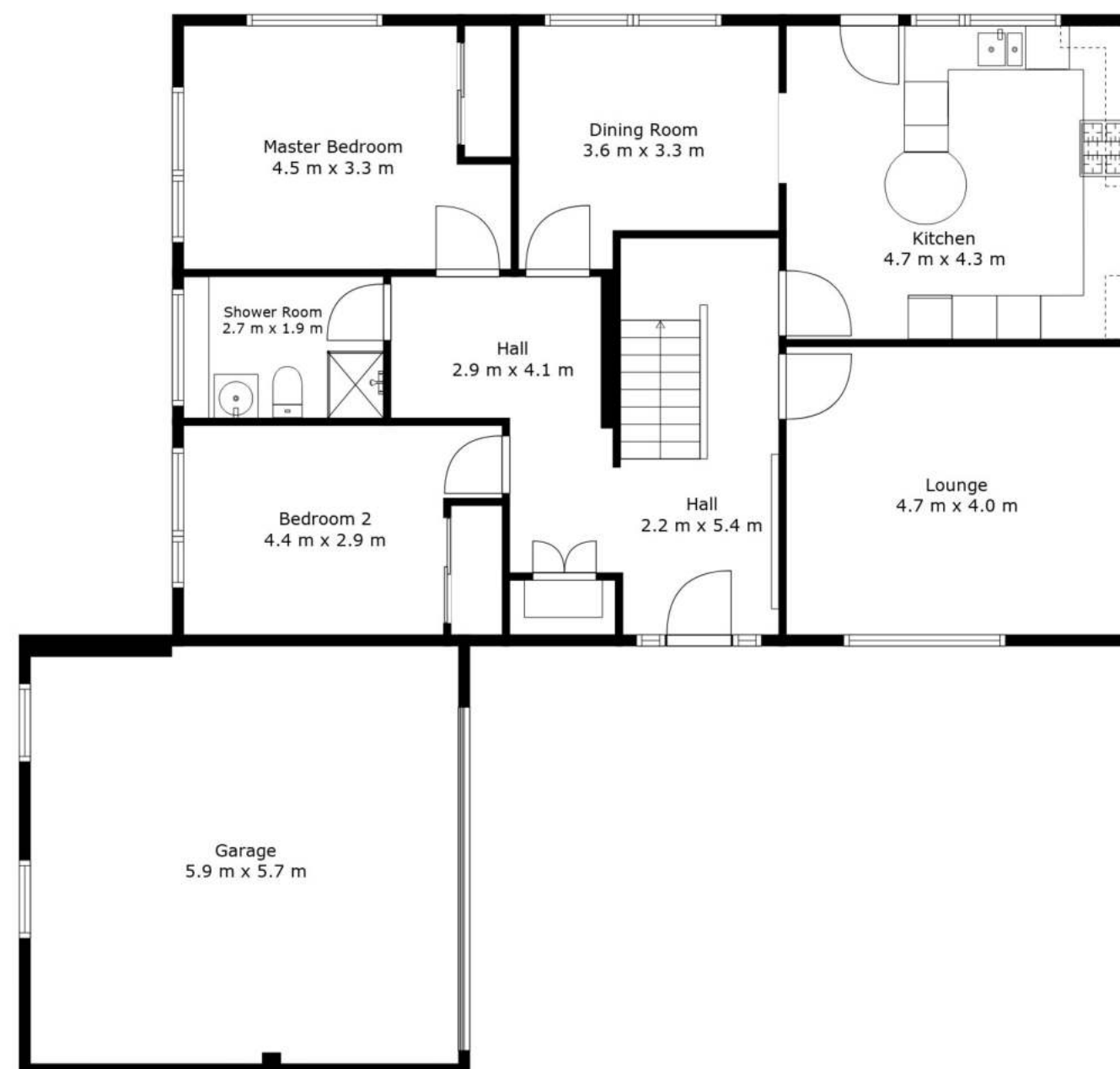
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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.



Floor 2



Floor 1

TOTAL: 171 m2
FLOOR 1: 108 m2, FLOOR 2: 63 m2
EXCLUDED AREAS: GARAGE: 34 m2, BALCONY: 10 m2, LOW CEILING: 2 m2
WALLS: 18 m2

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

