



18 West Harbour Road, Charlestown , KY11 3ET  
Offers Over £495,000







# Key Features

 4 Bedrooms

 3 Public

 2 Bathrooms

- An outstanding family home, sitting on the shores of the Forth Estuary and located within the highly sought after and desirable shore village of Charlestown
- The village is 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 home offers fantastic potential throughout with scope for alteration and extension
- Driveway parking for several cars leading to integral double garage
- Entrance hall benefits from WC, additional room affording a variety of uses and access onto garage. Split level leading to the main accommodation
- The living accommodation makes the most of the stunning river views with a spacious living room, separate formal dining room and conservatory
- Dining kitchen, equipped with a range of floor and wall mounted storage, space for a table and chair set and access onto gardens via patio doors. A prospective buyer may wish to alter the internal accommodation in the future to accommodate a large open plan dining kitchen (subject to any necessary planning)
- Master bedroom features built in wardrobes and en suite shower room. Three further bedrooms with built in wardrobes available
- The upstairs accommodation is finished via a large landing, forming an additional public space and family bathroom with three piece suite
- Gardens to the front and rear come mostly laid to lawn with patio, perfect for al fresco dining
- Viewing is a must to fully appreciate both the homes potential and enviable position within the historic village









# 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.

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.

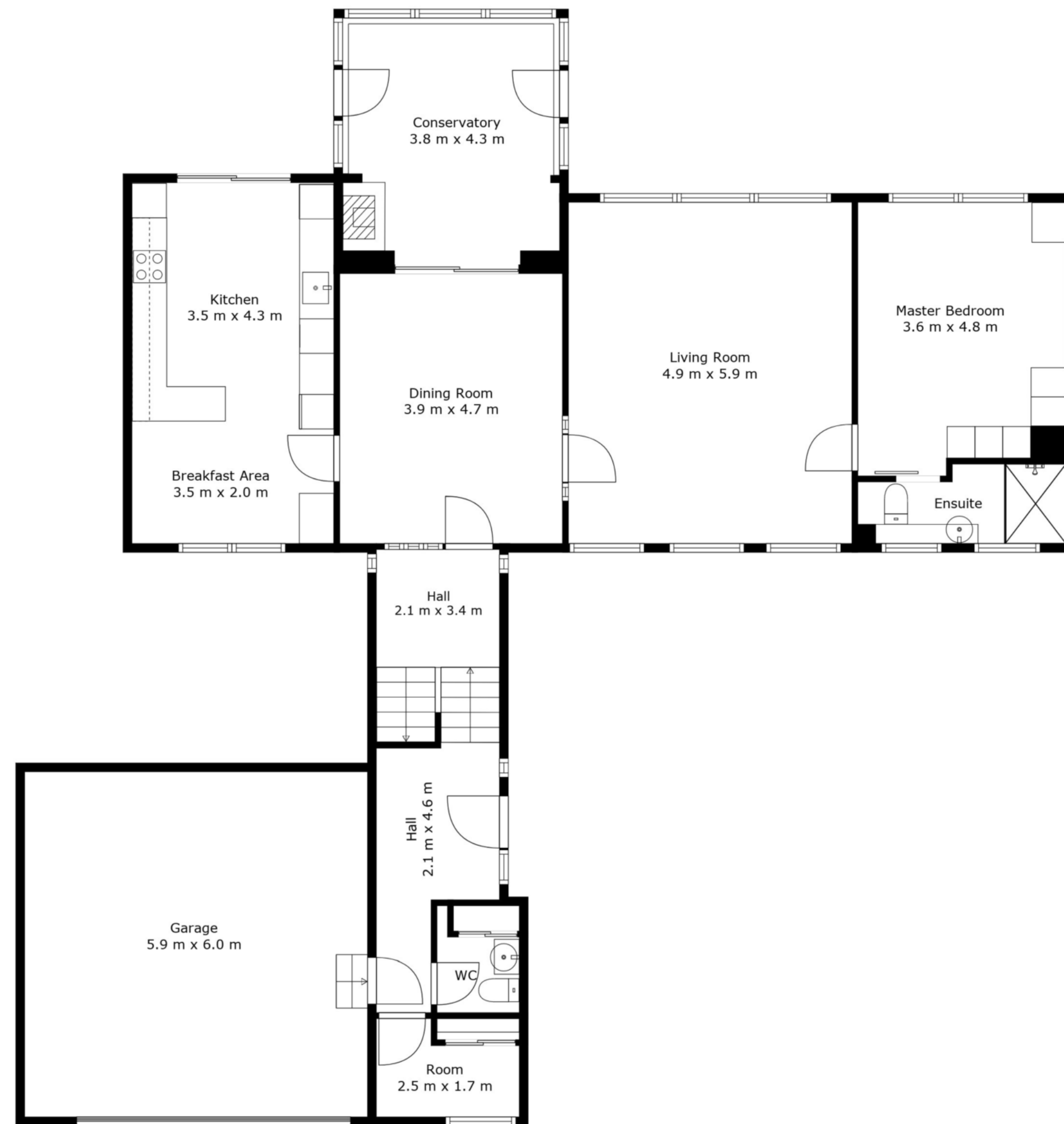
The village's historic lime kilns and harbour add unique character to the area, while nearby attractions such as Limekilns Beach and Charlestown Bowling Club offer leisure opportunities right on your doorstep. Whether you're seeking quiet seaside tranquillity or an active outdoor lifestyle, Charlestown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



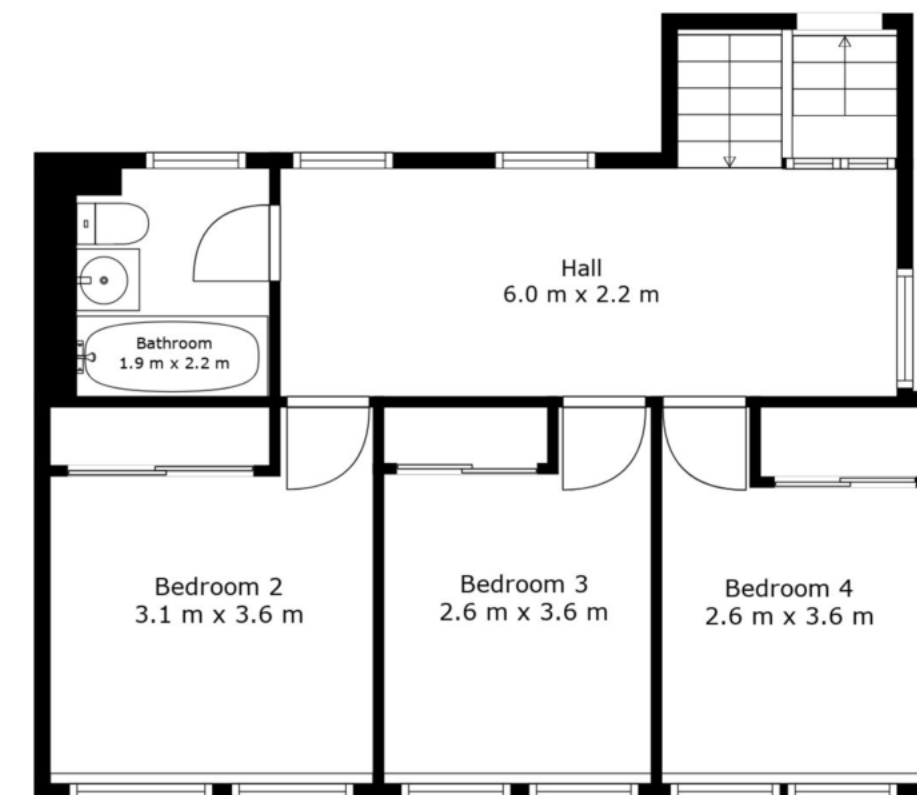








Floor 1



Floor 2

**TOTAL: 185 m2**  
 FLOOR 1: 131 m2, FLOOR 2: 54 m2  
 EXCLUDED AREAS: GARAGE: 36 m2  
 WALLS: 19 m2

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



## Enquiries

 01383 629720

 [info@maloco.co.uk](mailto:info@maloco.co.uk)

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



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