



Solicitors & Estate Agents

6

Charles Court, Limekilns, DUNFERMLINE, KY11 3LG



*Working harder for you*



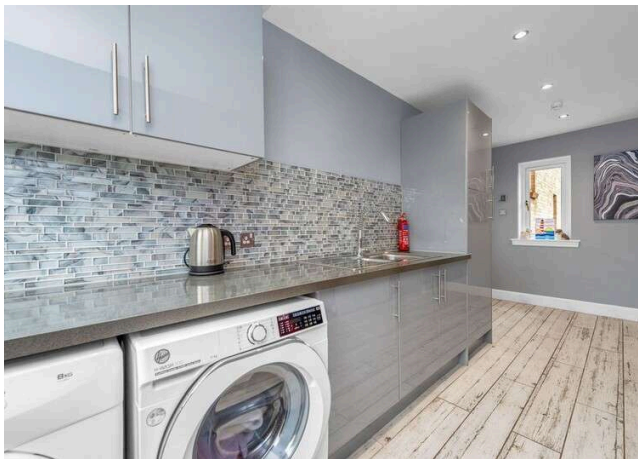
4 bedrooms



4 public



2 bathrooms



- + A stunning, fully upgraded, executive home located within sought after coastal village of Limekilns
- + 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 Town centre offering a wider variety of amenities including various shops and restaurants
- + Ideal for those commuting with easy access to the Queensferry Crossing and the M90 motorway with Park and Ride facilities available in nearby Inverkeithing
- + Large, chipped driveway with parking for numerous cars and neat front gardens
- + 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 first floor, making the most of the scenic outlooks.
- + Principle public room is a large living room with dual aspects and feature, wood burning stove. Second sitting room which could double as a formal dining room
- + Contemporary, high quality kitchen with a range of storage options, breakfast bar and white goods. Additional dining room to the rear with access into a large section of eaves storage within the landing with modern shower room on the ground floor
- + WC within the landing with modern shower room on the ground floor
- + Master bedroom benefitting from built in wardrobes and en suite bathroom
- + Three additional bedrooms with built in wardrobes available. Utility room with integral access to double garage
- + Neat, pet and child friendly gardens, mostly laid to lawn with summer house and pergola, perfectly positioned to make the most of the summer sun
- + 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









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 Approximate Gross Area  
 2423 sq ft / 225.10 sq m



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



Living Room	5.46 m x 5.16 m / 17'11" x 16'11"	Bedroom 3	2.82 m x 2.49 m / 9'3" x 8'2"
Kitchen	5.44 m x 3.61 m / 17'10" x 11'10"	Bedroom 4	2.82 m x 2.49 m / 9'3" x 8'2"
Dining	4.42 m x 3.51 m / 14'6" x 11'6"	Study	2.82 m x 2.49 m / 9'3" x 8'2"
Master Bedroom	4.88 m x 3.28 m / 16'0" x 10'9"	Utility Room	5.41 m x 1.96 m / 17'9" x 6'5"
Bedroom 2	3.43 m x 2.57 m / 11'3" x 8'5"		



Sharing is caring!

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