





Key Features

 3 Bedrooms

 2 Public

 2 Bathrooms

- A well-presented, detached cottage, cleverly extended over two levels and conveniently located within the highly sought after and desirable shore village of Limekilns
- Located within the historic village of Limekilns with some properties dating back to the 16th century, the village was originally used as Dunfermline's port, delivering goods for the King and his court. Limekilns' oldest surviving building is The King's Cellar where, apparently, Scotland's sovereigns kept their wine
- The village now offers some excellent eateries along the waterfront and forms part of Fife's coastal path, stretching 117 miles from Kincardine to Newburgh
- Limekilns 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
- A unique home, well-presented throughout, the property perfectly blends traditional features with modern living
- The accommodation briefly comprises of entrance hall with a large living room and dining area to the rear of the home with French doors leading out to gardens
- Additional family room and well equipped kitchen with a range of storage options with room for white goods
- Double bedroom and wet room completes the ground floor accommodation
- Stairs lead to master bedroom benefitting from en suite shower room and a third double bedroom with additional study room. Eaves storage available
- Neat gardens to the rear, laid to lawn with decked area, perfect for alfresco dining and views of the River Forth. Garage and driveway
- Within walking distance of the village hall, Tennis Club, Sailing club, primary school, Bruce Arms Hotel and popular local café







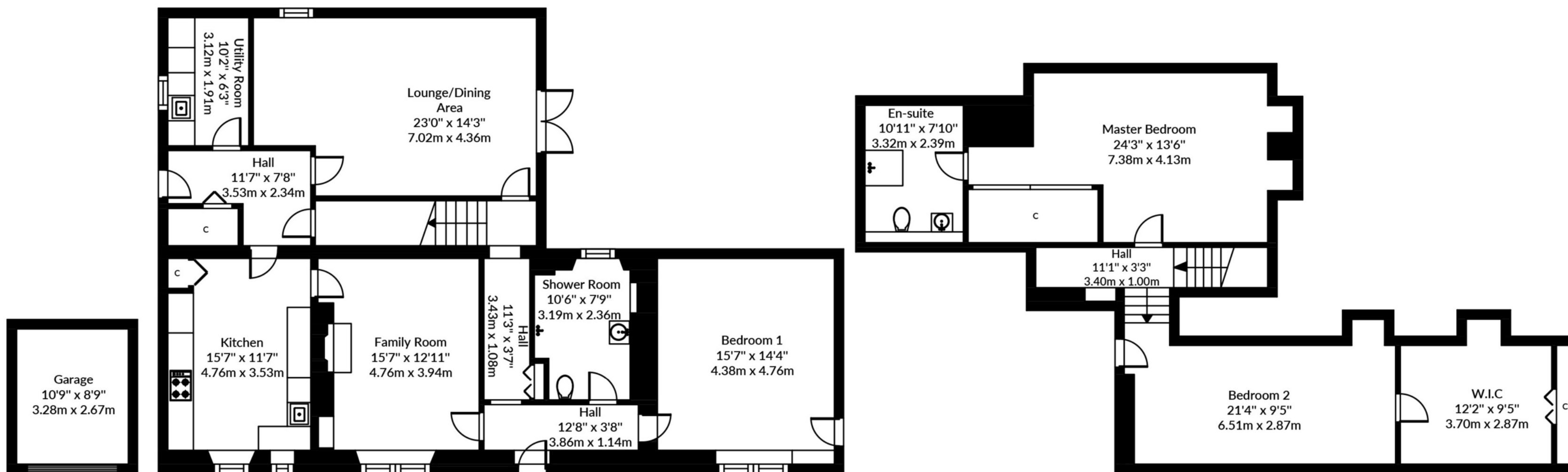
Location

Nestled along the picturesque northern shores of the Firth of Forth, the historic village of Limekilns offers a rare blend of seaside serenity and timeless charm. This sought-after conservation village, just a short drive from Dunfermline and within easy commuting distance to Edinburgh, is a true gem for those seeking a peaceful lifestyle without compromising on accessibility.

Limekilns is renowned for its traditional stone cottages, welcoming community, and stunning waterfront vistas. The village boasts a scenic harbour, sandy beach, and idyllic coastal walks, while local amenities include a well-regarded primary school, two popular pubs (including the renowned Ship Inn), a village shop, and a thriving sailing club — all contributing to a strong sense of community.

Steeped in heritage, including The King's Cellar where, apparently, Scotland's sovereigns kept their wine, Limekilns offers not just a home, but a lifestyle. Whether you're looking for a characterful period property or a stylish modern retreat with sea views, Limekilns offers a unique opportunity to own a piece of Scotland's rich coastal legacy.





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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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