





Key Features

 3 Bedrooms

 1 Public

 1 Bathroom

- An 18th century, three bedroom adjoined villa, conveniently located within the highly sought after and desirable shore village of Limekilns
- Located within the historic centre 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 retains various period features throughout including exposed beams, stone fireplace and feature cast iron range
- Welcoming entrance hall with WC and storage leading to formal living room with fireplace
- Dining kitchen, equipped with a range of floor and wall mounted storage, space for a table and chair set and additional utility room
- The first floor features a spacious, master bedroom and two additional double bedrooms with space for free standing furniture. Views towards the River Forth. Modern shower room with WC and wash hand basin
- Neat front and rear gardens
- 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.



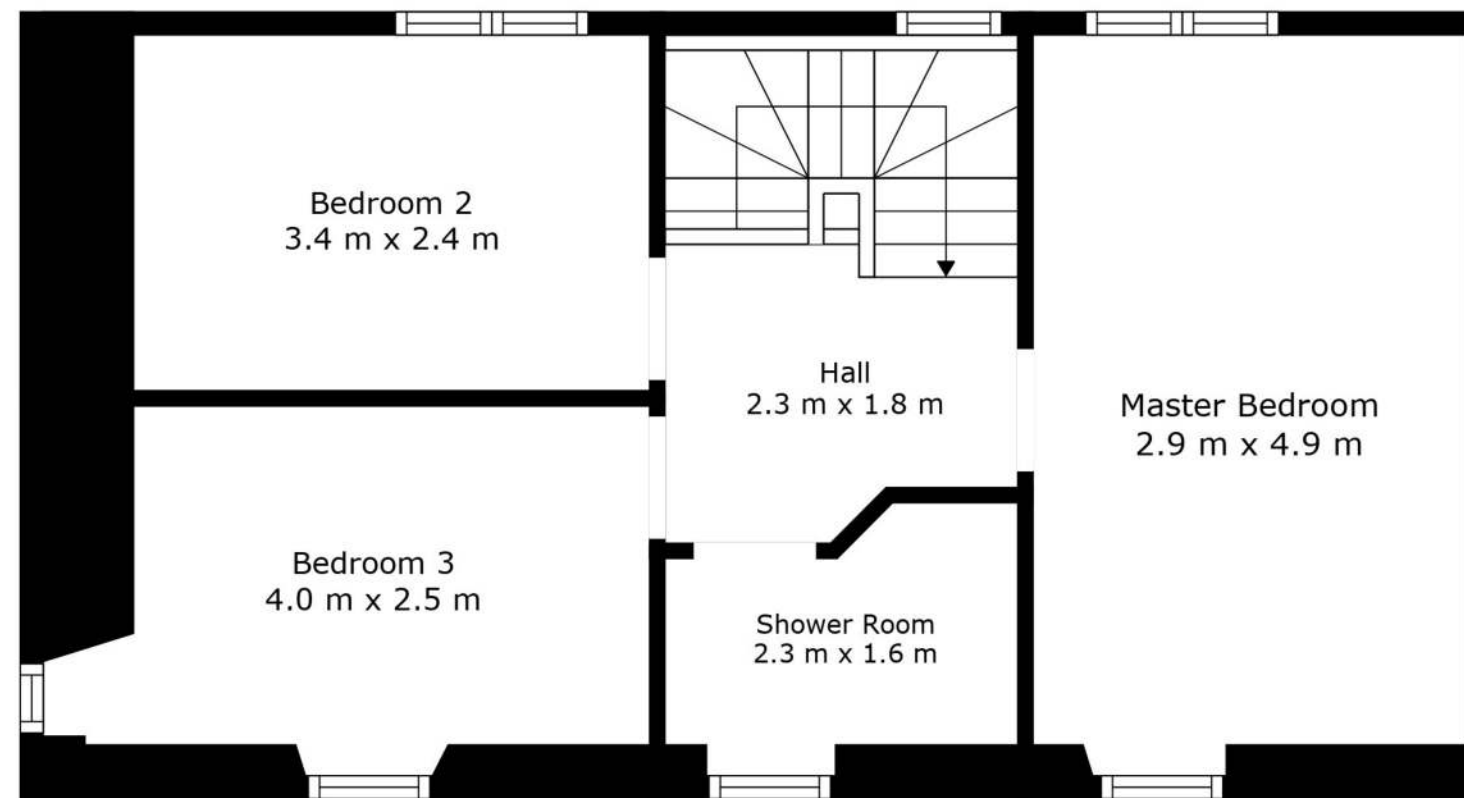


Enquiries

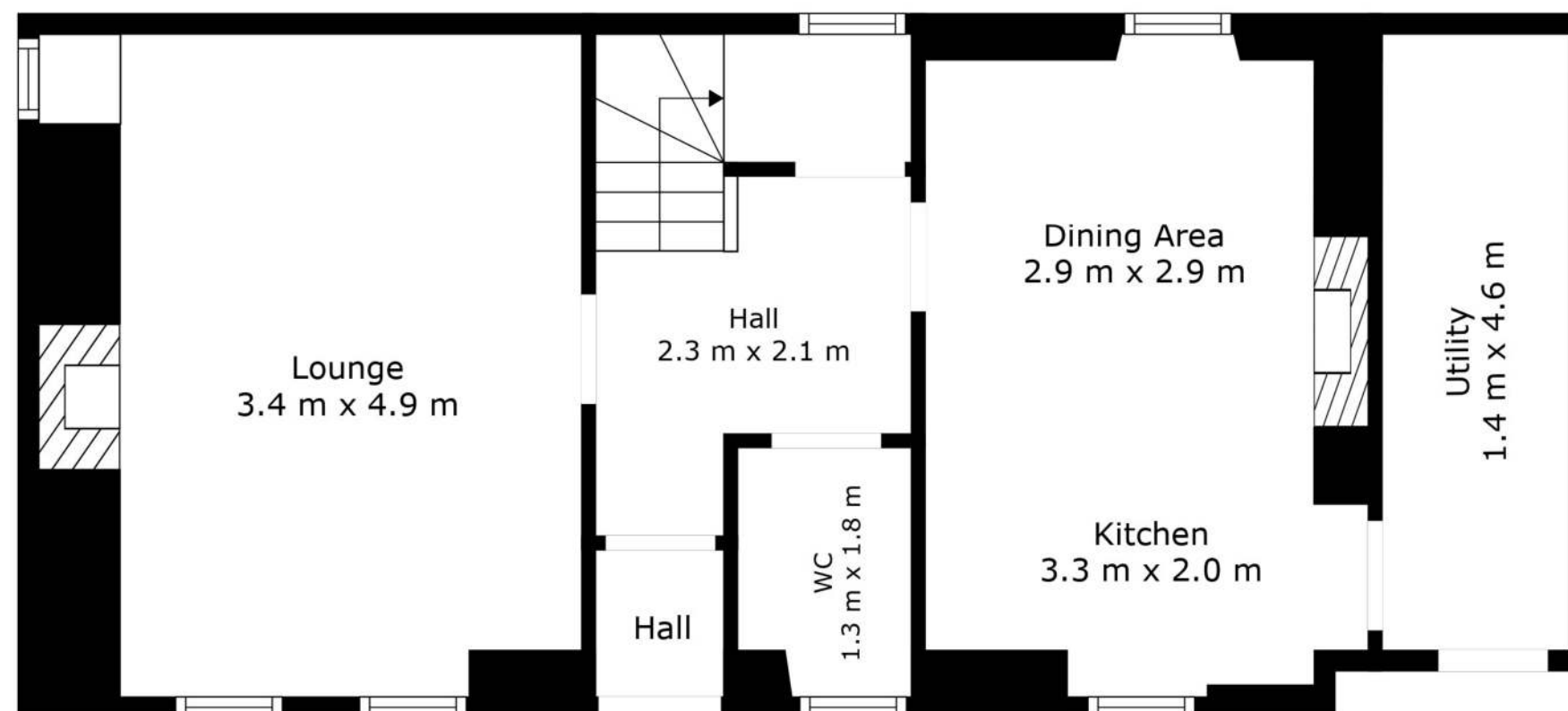
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Floor 2



Floor 1



TOTAL: 102 m²
FLOOR 1: 55 m², FLOOR 2: 47 m²

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



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