



Stevenson Marshall
Property & Law

28 Sandilands
Limekilns, KY11 3JD

Offers over £180,000

28 Sandilands, Limekilns

A well proportioned end terraced villa in quiet cul-de-sac-setting with neat garden grounds to front and rear.

There is an excellent layout which includes a reception hallway, full length lounge/dining (with feature French doors to garden), fitted kitchen, upper landing, two double bedrooms and bathroom.

Gas central heating (boiler installed 2021) and double glazed windows are installed throughout. The property benefits from tasteful décor, good storage and quality flooring.

Lounge/dining: 5.91m x 3.66m (19'3 x 12'1)
Kitchen: 3.53m x 2.59m (11'8 x 8'4)
Upper landing
Bedroom 1: 4.46m x 2.82m (14'6 x 9'2)
Bedroom 2: 3.55m x 2.66m (11'6 x 8'7)
Bathroom: 2.01m x 1.88m (6'59 x 6'1)

The neat walled gardens are mainly laid to lawn and feature numerous flower beds, shrubs and quality raised decking. There is a canopy to side, sunny west facing aspect to rear and newly roughcast exterior. The garden shed may be sold by separate negotiation.

Sandilands is located in the heart of the desirable coastal village of Limekilns, situated on the northern shores of the Firth of Forth. It is surrounded by open countryside and the estate of Lord Elgin, yet only three miles away from Dunfermline. The village itself includes an excellent primary school, yacht, curling and tennis clubs, a harbour with boat moorings, restaurant/hotel and two friendly public houses. It is steeped in history and accommodates many high calibre executive homes. Regular bus services operate from the village whilst commuters travel to Glasgow, Edinburgh and central Scotland via the Forth Road Bridges and M90 motorway. A dispensing doctors surgery, post office and well reputed hotel/restaurant can also be found in the adjoining village of Charlestown.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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