



Stevenson Marshall
Property & Law

9 Brucehaven Road
Limekilns, KY11 3JA

Offers in the region of £170,000

9 Brucehaven Road, Limekilns

An attractive semi detached villa with partial river views to front located within desirable coastal village only 3 miles south of Dunfermline City Centre.

There is a good internal layout which includes a reception hallway, full length lounge/dining room (with French Doors to garden), kitchen (with feature hardwood work surfaces and Belfast sink unit), upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows, pleasant outlooks, good storage and hardwood flooring downstairs.





Room sizes and accommodation

Entrance hallway

Lounge/dining room

6.07m x 3.54m (19'11 x 11'7)

Kitchen

3.52m x 2.57m (11'7 x 8'5)

Upper landing

Bedroom 1

4.04m x 2.53m (13'3 x 8'4)

Bedroom 2

3.67m x 3.10m (12'1 x 10'2)

Bedroom 3

3.10m x 2.32m (10'2 x 7'7)

Bathroom

1.75m x 2.20m (5'9 x 7'3)



Brucehaven Road, Limekilns

Fully enclosed to front and rear, the property is set within generous garden ground which is mainly laid to lawn, with mature trees and timber decking.

Brucehaven Road is located in the heart of the picturesque coastal village of Limekilns 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. Limekilns and the neighbouring village of Charlestown feature a dispensing doctors surgery, excellent primary school, yacht, bowling and tennis clubs, harbour with boat moorings, restaurant and two friendly public houses. It is steeped in history and also accommodates many high calibre executive homes. Regular bus services operate from the village whilst commuters travel to Edinburgh via the Queensferry Crossing.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141 or ESPC during weekends on 01383 605000.



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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or 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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