



**Stevenson Marshall**  
Property & Law

22 The Cairns  
Charlestown, KY11 3EP

Offers in the region of £170,000

## 22 The Cairns, Charlestown

Quietly situated, a bright and spacious mid terraced villa with attractive west facing aspect to rear.

There is a good internal layout over three floors, which comprises an entrance vestibule, hallway, lounge, dining kitchen (with French doors to garden), utility room/WC cloaks, first floor landing with access to two bedrooms and shower room. Top floor provides access to a large double bedroom and spacious landing currently utilised as an office.

Gas central heating is installed (boiler less than 3 years old) with double glazed windows, good storage and superb views to rear.

### Ground floor

Entrance vestibule

Reception hallway

Lounge: 4.20m x 3.87m (13'10" x 12'9")

Dining kitchen: 4.38m x 2.70m (14'4" x 8'11")

Utility room/WC cloaks: 1.97m x 1.74m (6'6" x 5'9")

### First floor

Bedroom 1: 4.46m x 3.21m (14'7" x 10'6")

Bedroom 2: 2.84m x 3.46m (9'4" x 8'1")

Shower room: 2.52m x 2.23 (8'3" x 7'3")

### Top floor

Bedroom 3: 3.69m x 3.79m (12'1" x 12'5")

Office area

The generous mature garden ground boasts maximum privacy, a host of flower beds, shrubs, mature trees, drying facilities and a small garden pond. The timber garden shed is included in the sale price.

The Cairns is a charming cul-de-sac, situated within the picturesque conservation village of Charlestown on the shores of the Firth of Forth. The Forth Bridges lie approximately 3 miles to the east, affording excellent commuter links to Edinburgh and the central belt. Great local amenities within the village include a general store, Elgin Hotel and Doctors Surgery. For those who enjoy the outdoors, there are many woodland and coastal walks surrounding Charlestown.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekend 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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