



10 Halketts Hall  
Limekilns, KY11 3HJ

Offers in the region of £320,000

## 10 Halketts Hall, Limekilns

An 18th century end terraced cottage (B listed) with superb uninterrupted river views to front and most impressive mature gardens to rear.

There is an excellent internal layout which includes an entrance hallway with access to two double bedrooms on ground floor level. An upper floor provides access to a bright lounge (with storage recess, multi fuel stove and river views), kitchen/breakfast room (with Quartz worktops, slow closing drawers, breakfast bar, integrated appliances), dining/sitting room (with French doors to garden), modern bathroom, upper landing, master bedroom (with Velux windows and river/garden views), dressing room and en-suite shower room.

The property boasts many fine features which include, deep window sills, exposed stone walls, solid oak flooring and ample storage. Gas central heating is installed with double glazed units throughout.







## Accommodation and room sizes

Entrance hallway

Downstairs bedroom 1

4.60m x 3.35m (15'1 x 11'0)

Downstairs bedroom 2

4.60m x 3.35m (15'1 x 11'0)

Upper floor

Lounge

4.60m x 3.35m (15'1 x 11'0)

Kitchen/breakfast room

4.60m x 3.35m (15'1 x 11'0)

Dining/sitting room

4.99m x 3.26m (16'4 x 10'8)

Bathroom

Upper floor

Master bedroom

5.03m x 3.70m (16'6 x 12'2)

Dressing room

3.22m x 3.20m (10'6 x 10'6)

En-suite shower room

2.28m x 1.35m (7'5 x 4'5)



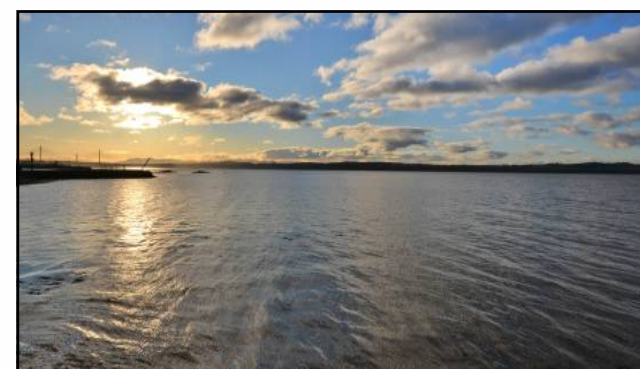
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The garden ground boasts a small private area to front and generous mature gardens to rear, with flower beds, shrubs, fruit trees, decking, log store, patio area and drying facilities. There is also a fully insulated double glazed summer house/office equipped with power, offering stunning panoramic views of the River Forth and beyond.

The original outbuilding is currently used a utility area, housing washing machine, tumble dryer and freezer. There is also good external covered storage to the rear suitable for storing bikes, etc, also benefiting from both power and light.

Halketts Hall is set in the heart of the picturesque coastal village of Limekilns which lies 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.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141 or ESPC during weekends on 0131 624 8000



## 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.

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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.

41 East Port, Dunfermline, Fife, KY12 7LG  
Telephone: 01383 - 721141 Fax: 01383 - 723779  
DX DF80 Dunfermline

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)