



Stevenson Marshall
Property & Law

24 Brucehaven Road
Limekilns, KY11 3HZ

Offers in the region of £275,000

24 Brucehaven Road, Limekilns

A beautifully presented lower villa in idyllic waterfront setting with uninterrupted river views and attractive walled garden.

There is an excellent internal layout all on one level, which includes an entrance vestibule, large hallway, bay windowed lounge, separate dining room, newly fitted kitchen, two double bedrooms and new contemporary shower room.

Gas central heating installed (new boiler) with new double glazed windows, luxury carpets, floor coverings, fresh décor and period features throughout.





Room sizes and accommodation

Entrance vestibule

Reception hallway

17'8 x 7'10 (5.38m x 2.39m)

Lounge

20'7 x 13'10 (6.27m x 4.22m)

Dining room

15'8 x 13'0 (4.78m x 3.99m)

Kitchen

14'8 x 7'1 (4.47m x 2.16m)

Bedroom 1

16'7 x 9'5 (5.05m x 2.87m)

Bedroom 2

13'5 x 10'4 (4.09m x 3.15m)

Bathroom

13'9 x 4'9 (4.19m x 1.47m)

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The most impressive walled garden to rear overlooks a sandy beach, River Forth and village harbour. There is a large lawn section, central path, numerous mature trees, patio area, new garden shed, drying facilities and a small timber gate provides access to the beach.

24 Brucehaven Road 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. Limekilns and the neighbouring village of Charlestown feature a bowling club, dispensing doctors surgery, excellent primary school, yacht, curling 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 Forth Road Bridges.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall 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 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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