



Stevenson Marshall
Property & Law

3 Havens Edge
Limekilns

Offers over £430,000

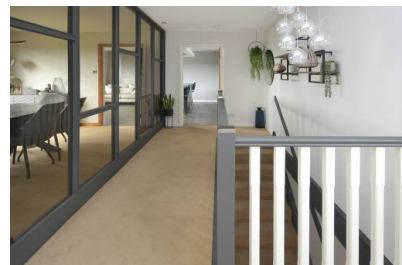
3 Havens Edge, Limekilns

Quietly situated, an impressive executive detached villa with river views and large garden ground.

There is a flexible layout, which includes a bright and spacious reception hallway, lounge to rear, feature open plan dining room, contemporary kitchen/family area, WC/cloaks, lower floor leads to master bedroom, en-suite, three further bedrooms, utility room and family bathroom.

Gas central heating is installed with large double glazed windows, excellent storage, tasteful décor, feature lighting and pleasant river views.

Full planning permission is granted for sizeable rear extension with full size balcony and extension to the front of the property. Relevant documents available on request.





Accommodation and room sizes

Entrance hallway

Lounge

17'6 x 14'9 (5.33m x 4.50m)

Dining room

13'9 x 10'4 (4.22m x 3.15m)

Kitchen/family area

17'8 x 14'10 (5.38m x 4.52m)

Cloak room

5'2 x 5'9 (1.57m x 1.75m)

Lower floor

Master bedroom

14'8 x 11'3 (4.47m x 3.43m)

Bedroom 2

11'3 x 10'2 (3.43m x 3.10m)

Bedroom 3

11'2 x 8'7 (3.40m x 2.62m)

Bedroom 4

11'2 x 8'7 (3.40m x 2.62m)

Utility room

7'2 x 6'2 (2.18m x 1.88m)

Family bathroom

9'1 x 5'7 (2.77m x 1.70m)

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The extensive garden grounds are mainly laid to lawn with numerous mature shrubs, trees and sunny patio area. There is a small hut, timber garden shed and drying facilities provided. A driveway and double garage to front provide ample off street parking for several vehicles.

Havens Edge 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 features 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.

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 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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