



**Stevenson Marshall**  
Property & Law

7 South Row  
Charlestown, KY11 3EF

Offers over £230,000

## *7 South Row, Charlestown*

A charming end terraced 'B listed' cottage overlooking attractive village green in the heart of this desirable coastal village.

There is a good internal layout which includes entrance hallway, lounge (with patio doors), dining kitchen, two double bedrooms and four-piece bathroom.

Gas central heating is installed with double glazed windows, excellent storage, deep window sills, fresh décor, flexible layout and all accommodation on one level.







Accommodation and room sizes below

Entrance hallway

Lounge

5.20m x 3.20m (17'1 x 10'6)

Dining kitchen

4.53m x 3.04m (14'10 x 10'0)

Bedroom 1

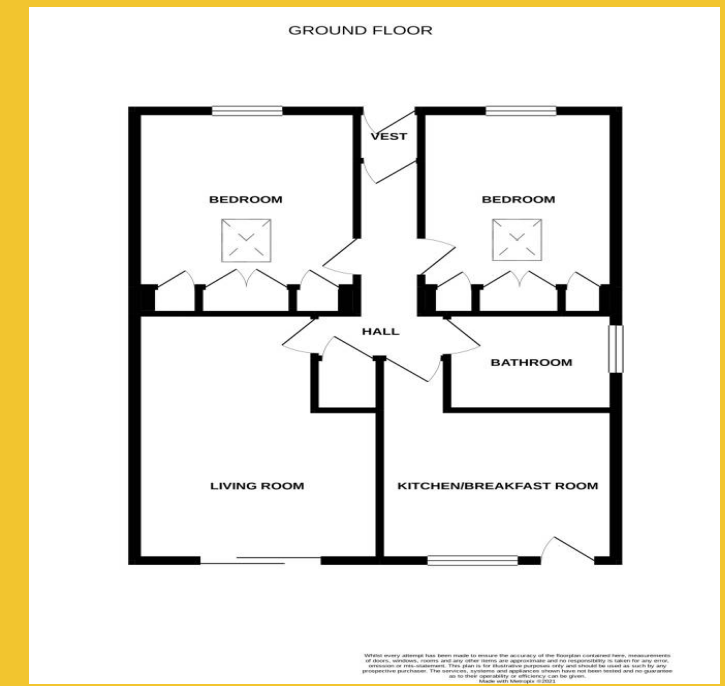
3.78m x 3.17m (12'5 x 10'5)

Bedroom 2

3.56m x 3.24m (11'8 x 10'8)

Four piece bathroom

3.10m x 1.98m (10' x 6'6)



While every effort has been made to ensure the accuracy of the floorplan, measurements of plots, rooms, rooms, and any other details are approximate and the responsibility is taken by the purchaser of the property. This plan is for illustrative purposes only and should be used as a guide only. The contents, colour and appearance of rooms have not been tested and no guarantee is given for their quality or appearance. Can be given. © 2014

## 7 South Row, Charlestown

The property boasts beautiful landscaped garden grounds to front and rear, which feature a host of flower beds, shrubs, trees, patio and south facing aspect to rear. There is a large garden shed, water tap, drying facilities and maximum privacy.

South Row forms part of a picturesque setting overlooking Charlestown village green. Charlestown is a conservation village located on the shores of the Firth of Forth. The Forth Bridges lie approximately three miles to the east, affording excellent commuter links to Edinburgh and the Central Belt. Great local amenities within the village include a general store, hotel and doctor surgery. For those who enjoy the outdoors, there are many idyllic woodland and coastal walks surrounding Charlestown and the adjoining village of Limekilns.

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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