



Stevenson Marshall
Property & Law

11 Upper Wellheads
Limekilns, KY11 3JQ

Offers over £110,000

A well proportioned main door ground floor flat in desirable coastal village with private garden to front and rear.

There is a good internal layout which includes a reception hallway, lounge, kitchen, three bedrooms and shower room.

The property has gas central heating, double glazed windows, good storage and pleasant open outlooks to rear. The property requires general modernisation throughout.

Lounge:- 4.34m x 3.85m (14'3 x 12'7)

Kitchen:- 2.80m x 2.80m (92 x 92)

Bedroom 1:- 4.55m x 3.51m (14'11 x 11'6)

Bedroom 2:- 3.22m x 4.03m (10'7 x 13'3)

Bedroom 3:- 4.55m x 2.69m (14'11 x 8'10)

Shower room:- 2.31m x 1.74m (7'7 x 5'8)

The mature gardens to rear boast a host of flower beds, shrubs and patio area, with open outlooks to village park. The private front garden is mainly laid to lawn.

Upper Wellheads is located in the heart of the picturesque coastal village of Limekilns 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 from Dunfermline. Limekilns and the neighbouring village of Charlestown feature a dispensing doctors surgery, excellent primary school, yacht, bowling 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 Queensferry Crossing. Rosyth Railway Station in approximately two miles away.

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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