



Stevenson Marshall
Property & Law

21 Overhaven
Limekilns, KY11 3JH

Offers over £300,000

21 Overhaven, Limekilns

Rarely available, a bright and spacious detached villa in peaceful setting with open outlooks to rear over neighbouring countryside and partial river views to front.

There is a good internal layout which includes a reception hallway, full length lounge/dining room (with serving hatch), breakfasting kitchen, WC/cloaks, upper landing, three double bedrooms and four piece bathroom.

Gas central heating is installed and the property benefits from double glazed windows, good storage, flexible layout and a useful key safe.





Room sizes and accommodation

Entrance hallway

Full length lounge/dining

8.44m x 4.23m (27'8 x 13'11)

Breakfasting kitchen

3.66m x 3.25m (11'8 x 10'8)

WC/cloaks

2.38m x 1.21m (7'10 x 4'1)

Upper landing

Bedroom 1

4.82m x 3.41m (15'9 x 11'2)

Bedroom 2

4.81m x 4.16m (15'9 x 13'8)

Bedroom 3

3.28m x 3.09m (10'9 x 10'1)

Four piece bathroom

2.08m x 1.85m (6'10 x 6'1)



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The property boasts beautiful mature garden grounds, which feature a host of flower beds, shrubs, trees and a well manicured lawn. There is a timber garden shed, drying facilities, outbuilding, patio area, maximum privacy and outlooks to rear over open countryside. Worth highlighting is the potential to extend to the rear of the property (subject to planning). A garage and driveway to front provide ample off street parking for several vehicles.

Overhaven is located within the desirable coastal village of Limekilns, situated 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. The village itself includes an excellent primary school, yacht, curling and tennis clubs, a harbour with boat moorings, restaurant/hotel and two friendly public houses. It is steeped in history and accommodates many high calibre executive homes. Regular bus services operate from the village whilst commuters travel to Glasgow, Edinburgh and central Scotland via the Forth Road Bridges and M90 motorway. A dispensing doctors surgery, post office and well reputed hotel/restaurant can also be found in the adjoining village of Charlestown.

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 and 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

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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