



Stevenson Marshall
Property & Law

19 Brucehaven Road
Limekilns, KY11 3JA

Offers over £230,000

19 Brucehaven Road, Limekilns

A most impressive end terraced villa with charming enclosed garden grounds and ample off street parking to front.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen (with feature Belfast sink, sitting area, breakfast bar and French doors to gardens), utility room, shower room, upper landing, three bedrooms and luxury bathroom.

Gas central heating and double glazed windows are installed, with quality hardwood flooring, tasteful décor, excellent storage, wooden window blinds and superb river views!





Room sizes and accommodation

Entrance hallway

Lounge

5.76m x 3.57m (18'11 x 11'9)

Dining room

5.78m x 3.87m (19'0 x 12'9)

Utility room

2.67m x 2.10m (8'9 x 6'11)

Shower room

2.31m x 1.50m (7'7 x 4'11)

Upper landing

Bedroom 1

4.51m x 3.20m (14'9 x 10'6)

Bedroom 2

4.54m x 2.21m (14'11 x 7'3)

Bedroom 3

3.06m x 2.58m (10'1 x 8'5)

Bathroom

2.32m x 1.77m (7'7 x 5'9)

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The gardens enjoy a host of fine features, which include a generous patio, decking, maximum privacy, large timber shed and a host of shrubs, trees and flower beds. There is a driveway to front which provides ample off street parking two vehicles.

Brucehaven Road is located in the heart of 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

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