

**Stevenson Marshall**  
Property & Law

16 South Row, Charlestown, KY11 3EF

Offers Over £260,000



A delightful mid terraced B listed cottage with truly stunning south facing gardens to rear. Accommodation comprises:- entrance hallway, dining lounge, kitchen (with Belfast sink and solid oak work tops), two double bedrooms, inner hallway, utility cupboard and shower room.

Gas central heating and double glazed windows are installed and the property boasts a flexible internal layout, sky light window, pleasant outlooks, log burning stove, excellent storage and French doors to garden.







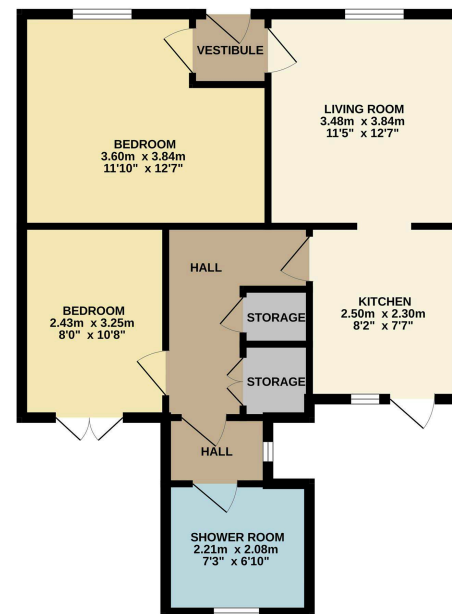
The most impressive landscaped gardens feature a host of beautiful mature fruit trees, charming pathways, vegetable patch, herb garden, two timber garden sheds, drying facilities and south facing aspect to rear. There are two sunny patios, French doors to bedroom and maximum privacy.







GROUND FLOOR  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA: 65.0 sq.m. (700 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and accessories shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 5.0025

South Row enjoys a picturesque setting within the heart of Charlestown, a small 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. Good local amenities within the village include a general store, hotel and doctor surgery. There are many idyllic woodland and coastal walks surrounding Charlestown and the adjoining village of Limekilns.



**Stevenson Marshall**  
Property & Law

[www.stevenson-marshall.co.uk](http://www.stevenson-marshall.co.uk)

An appointment to view can be made by contacting selling agents on 01383 721141.

Contact us

41 East Port, Dunfermline, KY12 7LG | Tel: 01383721141

DX DF80 Dunfermline | Email: [property@stevenson-marshall.co.uk](mailto:property@stevenson-marshall.co.uk)

Follow us  @Stevenson.Marshall

**espc**

**rightmove**

NATIONAL ASSOCIATION  
**NAEA**  
ESTATE AGENTS

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.