

Charles Way

Limekilns



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive four-bedroom detached home with magnificent views across the Firth of Forth

A beautifully presented detached family home, occupying a sought-after position on a quiet residential street on the banks of the Firth of Forth. The property features four bedrooms and light, airy and flexible accommodation across three levels, with much of the living space benefitting from stunning views across the nearby water.



**THREE
RECEPTION
ROOMS**



**FOUR
BEDROOMS**



**THREE
BATHROOMS**



**DRIVEWAY
& DOUBLE
GARAGE**



GARDEN



FREEHOLD



VILLAGE



3,042 SQ FT



**OFFERS OVER
£575,000**



The property

Charles Way is a well-presented and comfortable detached family home, offering magnificent elevated views in a well-connected location with convenient access to Edinburgh. The property provides four bedrooms and spacious, versatile reception rooms arranged across three levels, with attractive accommodation featuring neutral décor and understated modern fittings throughout.

The main living and entertaining space is located on the second floor with a further sun room on the ground floor. This has a southwest-facing aspect, opening directly onto the rear gardens via French doors, while the uppermost level features a comfortable sitting room with space for a large, relaxed seating area and a formal dining space, connected in an open-plan layout. Both rooms benefit from panoramic windows, welcoming plenty of natural light and affording those far-reaching views across the water. Adjoining the dining space, the well-equipped

kitchen includes sleek, contemporary units in white, as well as an impressive range cooker with a stainless steel backsplash and an extractor hood. There are also further integrated appliances including a dishwasher and a fridge, plus a breakfast bar, seating and dining area for informal meals.

On the first floor, the utility room provides further space for home storage and appliances, with fitted units and worktop space, while three of the four bedrooms are also on this level. They each include built-in wardrobes, with one benefitting from an en suite bathroom. There is also a shower room on the first floor, while on the ground floor, the generous principal bedroom has a dual aspect, opens onto the gardens and includes a large en suite bathroom with dual washbasins and an over-bath shower.

Outside

At the entrance to the property, the driveway leads down to the house, providing plenty of parking space



- with border beds filled with various shrubs. There is also a sunny patio area, facing southwest and providing a sunny spot for al fresco dining.

Location

The property is situated in the picturesque harbour village of Limekilns on the north shore of the Firth of Forth. The village has everyday amenities including a village store, post office, church, surgery, café, hotel and bistro, and two village pubs.

Dunfermline, to the north, provides a range of amenities, leisure facilities and professional services as well as local attractions such as its Abbey and the lovely Pittencrieff Park. There is a primary school in Limekilns and secondary schools in nearby Dunfermline, Inverkeithing and Kincardine.

Limekilns is well connected, with the nearby M90 providing fast access to Perth and Edinburgh. Trains run to Edinburgh from Dunfermline, and Inverkeithing has a Park & Ride at Ferrytoll with services into

Edinburgh or north to Inverness and Aberdeen. Edinburgh Airport (13 miles) has flights to UK, European and international destinations.

The region offers a range of outdoor activities such as hillwalking and mountain biking in the Ochil and Cleish Hills, while there are riding schools nearby and for golf enthusiasts, several renowned courses in the vicinity. As well as an active sailing club in the village and a popular Sea Scouts unit.



Distances

- Rosyth 2.5 miles
- Dunfermline 3.4 miles
- Inverkeithing 4.1 miles
- Queensferry 7.3 miles
- Edinburgh 15.5 miles

Nearby Stations

- Dunfermline
- Rosyth

Key Locations

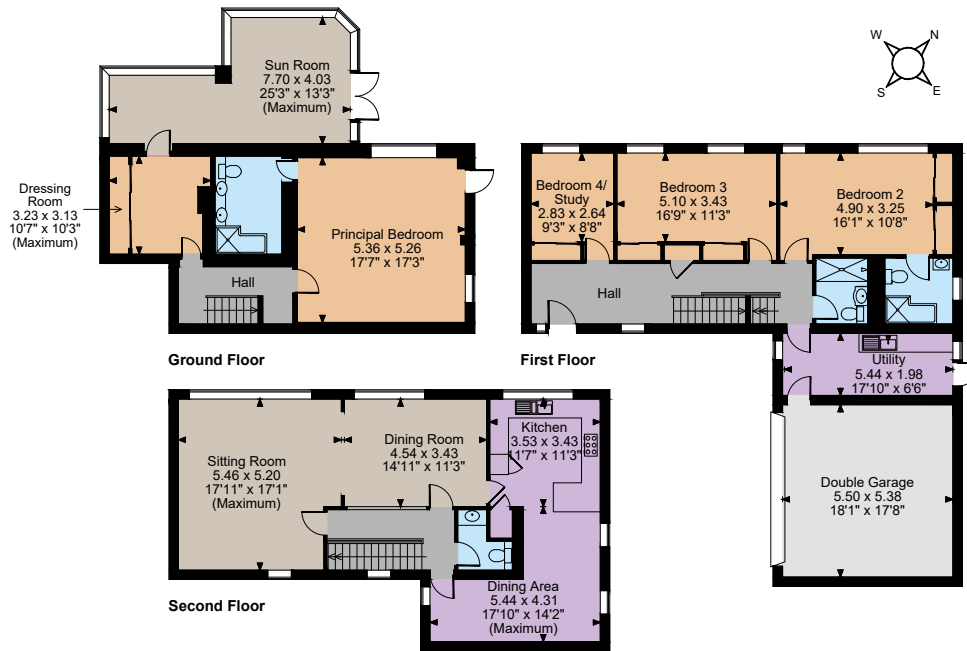
- Limekilns Harbour
- Edinburgh
- Edinburgh Airport
- Pittencrieff Park
- Dunfermline Abbey and Palace
- Andrew Carnegie Birthplace Museum
- Scottish Vintage Bus Museum
- Lochore Castle

- Ravenscraig Castle
- Fife Folk Museum
- Elie Ness Lighthouse

Nearby Schools

- Dollar Academy
- Strathallan School
- St George's School for Girls
- Fettes College
- George Heriot's School
- Edinburgh Academy





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,720 sq ft (253 sq m)

Garage internal area 322 sq ft (30 sq m)

Total internal area 3,042 sq ft (283 sq m)

For identification purposes only.

Directions

Post Code KY11 3LH

what3words: ///people.mirroring.resting - brings you to the driveway

General

Local Authority: Fife

Services: Mains water, drainage, gas and electricity

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Kitchen white goods, curtains, light fittings and carpets are to be included. Washing machine and tumble dryer by separate negotiation.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



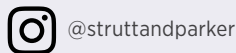
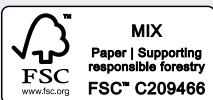
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