



Main Street, Limekilns

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## 42A Main Street Limekilns, KY11 3HL

A spacious detached seafront family home within a prime position enjoying stunning views over the Firth of Forth

Charlestown 0.7 miles, Rosyth Station 3 miles (Edinburgh 29 mins), Dunfermline 3.6 miles, M90 (1B) 4 miles, Edinburgh Airport 13.6 miles, Edinburgh 17.5 miles

Entrance hall | Family area/dining area | Kitchen Utility | Stores | Gymnasium | Principal bedroom with en suite shower room | Three Further bedrooms | Family bathroom | Shower room Garden | Double garage

EPC Rating C

### The property

42A Main Street is an attractive three-storey modern detached village property that offers over 2,600 sq. ft. of total accommodation, including integrated double garage. It also enjoys a generous private plot with an enclosed driveway, various sun terraces, and a pretty tiered rear garden.

A bright entrance vestibule opens into the main ground floor hallway, which branches off onto a well-appointed utility room with cabinetry, a sink and plenty of space for appliances. Further is a shower room beside a gymnasium, with convenient access to the large garage. Stairs with a store cupboard beneath rise to the first-floor level, which has been transformed into a 31 ft. open-plan multi-aspect living space with stylish inset shelving and a feature fire. There is ample room to dine, entertain and relax whilst enjoying the impressive views via picture windows. From here is the kitchen, which features a wide range of cabinetry, worksurfaces and appliances, with a useful store cupboard and a door to the rear terrace.

The well-proportioned and airy bedrooms are arranged over the second floor, all of which

benefit from various tranquil aspects and fitted wardrobes. There is a contemporary family bathroom with separate inset bathtub and walk-in shower, whilst the principal bedroom enjoys the use of an en suite shower room.

### Outside

The property is approached via a brick-laid driveway enclosed via handsome stone walls, leading to the versatile double garages. A paved terrace wraps around the side of the home, with steps leading up to a decked seating area ideal for al fresco dining. At the rear, the mature tiered garden with its picturesque vistas comprises stocked shrub borders and a manicured lawn, followed by established evergreens and trees.

### Location

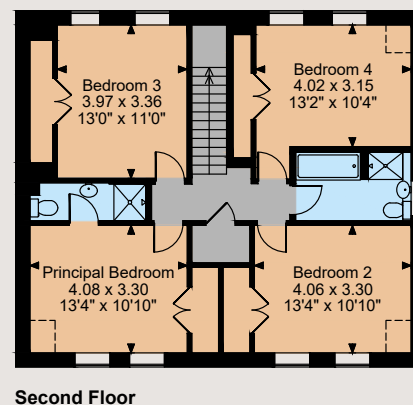
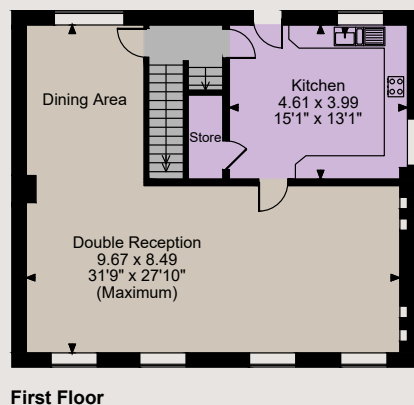
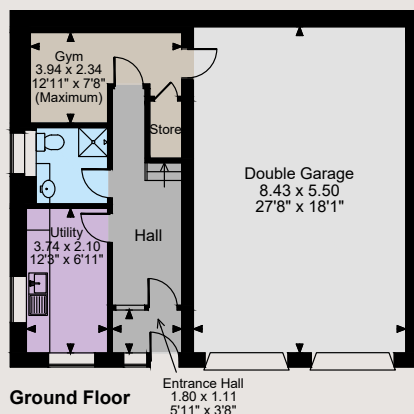
The property is situated in the sought-after and historic coastal village of Limekilns alongside Charlestown, together providing a variety of amenities, including a range of shops and schools. Rosyth and Dunfermline offer more extensive facilities, including secondary schooling and numerous recreational activities. The location is ideal for commuters, with the A985 trunk road and the Forth and Kincardine Bridges nearby offering convenient road connections and Rosyth station providing rail links to Edinburgh.







Floorplans  
House internal area 2,107sq ft (196 sq m)  
Double Garage internal area 500sq ft (46 sq m)  
Total internal area 2,607sq ft (242 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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## Directions

From Junction 1C of the M90 heading southbound, follow signs to Admiralty Road signposted to the A985 for 2.5 miles before turning left onto Dunfermline Road. Proceed for 0.5 miles onto Church Street and take the right turn onto Main Street, where the property will be on the right.

## General

**Local Authority:** Fife Council

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band G

**Fixtures and Fittings:** Kitchen fitted white goods, all blinds and floor coverings included.

**Tenure:** Freehold

**Offers Over:** £565,000

## Edinburgh

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