Malcolm Jack & Matheson

# THE OLD SCHOOLHOUSE,

## 6 DUNFERMLINE ROAD, LIMEKILNS, KY11 3JS



**OFFERS OVER £520,000**

**RARELY AVAILABLE FIVE BEDROOM PERIOD DETACHED FAMILY HOME IN WALK IN CONDITION. SEA VIEWS. LARGE PRIVATE ENCLOSED GARDEN. DRIVEWAY. SINGLE GARAGE.**

**ENTRANCE VESTIBULE LEADING TO SPACIOUS HALLWAY**
**LOUNGE**
**SITTING ROOM**
**MODERN KITCHEN/DINER**
**BRIGHT CONSERVATORY**
**DOWNSTAIRS SHOWER ROOM**
**UTILITY ROOM**
**5 DOUBLE BEDROOMS**
**FAMILY BATHROOM**
**LARGE, ENCLOSED GARDEN WITH GREENHOUSE, SWING SEAT AND PATIO AREA**
**DRIVEWAY**
**DETACHED SINGLE GARAGE**
**GCH & DG**
**EPC D**



## SITUATION

Limekilns is located to the south of Dunfermline and enjoys an excellent position with easy access to the M90/A90 motorway network, making it an ideal base for commuters. The village offers a range of everyday amenities, including local shops, a primary school, and picturesque coastal walks along the Firth of Forth. Dunfermline is just a short drive away, providing extensive shopping, leisure facilities, and highly regarded educational establishments.

## PROPERTY

6 Dunfermline Road or "The Old Schoolhouse" offers a spacious five-bedroom period detached family home in impeccable condition, situated in the heart of Limekilns. Internally, the property is in walk in condition, featuring a mix of period and modern accommodation including spacious living space comprising a generous lounge, spacious sitting room, a bright dining-kitchen, a conservatory, five double bedrooms, a family bathroom, and a convenient downstairs shower room. The property boasts ample storage facilities including an attic and a walk-in wardrobe/dressing room. It also benefits from gas central heating and double glazing throughout. Externally, the property boasts well maintained garden grounds. The front garden features stone chips and variety of shrubs. There is a large, private enclosed garden to the side of the property with attractive well stocked borders, a patio area ideal for outdoor furniture, a spacious lawn, a greenhouse, a swing seat, two wooden planters, stone chips, and an area for storing wood.

The rear garden is slabbed and includes a drying area, an outside tap, with access to the garage and an outbuilding being used to store wood.

The property also benefits from a driveway for two cars, a single garage with power housing and a freezer and there is on street parking.





## ACCOMMODATION

### ENTRANCE VESTIBULE
Door to hall. Tiled flooring.

### HALL 5.70m x 2.30m (18'8" X 7'7")
Carpeted staircase to upper level. Under stair storage cupboard. Built in storage cupboard. Coat hooks. Cornice. Steps to the inner hall. Door out to the garden. Radiator. Telephone point. Tiled flooring.

### UTILITY ROOM 3.54m x 3.45m (11'7" x 11'4")
Large utility room. Wooden clothes pulley. Fitted base units. Integrated sink and drainer. Coat hooks. Washing machine, tumble dryer, fridge / freezer. Boiler. Two built in cupboards, one housing the hot water tank and the other used for storage with shelving. High level storage cupboard. Door to the rear garden. Two windows to the rear.

### DOWNSTAIRS SHOWER ROOM 2.39m x 1.71m (7'10" x 5'7")
White three-piece suite comprising walk in shower with mixer shower, wash hand basin and WC. Fitted storage unit. Mirror. Chrome heated towel rail. Two opaque windows to the rear. Tiled flooring.

### KITCHEN /DINER 6.31m x 3.89m (20'8" x 12'9")
Modern fully fitted kitchen with window to rear. Rangemaster cooker with cooker hood, integrated sink and drainer, fridge, and dishwasher. Bay window to the side with window seat overlooking garden. Vertical radiator. Tiled flooring.

### BEDROOM FIVE 3.88m x 3.65m (12'9" x 12')
Spacious home office / bedroom space with windows to the side. Period fireplace with tiled surround and hearth. Cornice. Radiator. Picture rail. Wooden flooring.

### LOUNGE 5.42m x 3.88m (17'9" x 12'9")
Bright and spacious lounge with window to front. Fireplace with wood burning stove, slate hearth and surround. Display recess with storage cupboard underneath. Two radiators. Door through to the conservatory. Carpet.

### CONSERVATORY 4.25m x 3.26m (13'11" x 10'8")
Bright and inviting conservatory overlooking the garden. Electric heater. Door to garden. Tiled flooring.

### SITTING ROOM 4.17m x 3.57m (13'8" x 11'9")
Generous sitting room with window to front. Display recess with cupboard underneath. Fireplace with gas stove, brick insert and slate hearth. TV point. Vertical radiator. Open bookcase / shelved recess. Laminate flooring.

### LANDING
Bright and spacious landing with window to side. Hatch to loft storage space. Radiator. Carpet.

### BEDROOM ONE 4.49m x 3.53m (14'9" x 11'7")
Master double bedroom. Window to the front. Radiator. Carpet.

### BEDROOM TWO 4.00m x 3.27m (13'1" x 10'9")
Double bedroom with window to side overlooking garden and has a sea view. Built in double wardrobe with mirrored sliding doors. Radiator. Carpet

### BEDROOM THREE 3.58m x 3.57m (11'9" x 11'9")
Bright double bedroom with window to the front. Radiator. Carpet.

### BEDROOM FOUR 3.56m x 2.48m (11'8" x 8'2")
Double bedroom with window to side. Radiator. Carpet.

### FAMILY BATHROOM 2.74m x 2.45m (9' x 8')
White four-piece suite comprising bath with shower head attachment, walk in shower with mixer shower, wash hand basin and WC. Wall mounted mirrored bathroom cabinet. Two opaque windows to rear. Chrome heated towel rail. Wood effect vinyl flooring.

### WALK-IN WARDROBE / DRESSING ROOM 1.88m x 1.77m (6'2" x 5'10")
Velux window. Fitted hanging rails, shelving and drawers. Carpet.

## GARDENS AND GROUNDS
There is a large, private enclosed garden to the side of the property with attractive well stocked borders, a patio area ideal for outdoor furniture, a spacious lawn, a greenhouse, a swing seat, two wooden planters, stone chips, and area for storing wood.

The rear garden is slabbed and includes a drying area and an outside tap, with access to the garage and an outbuilding currently used for storing wood.







The front of the property benefits from a driveway for two cars, on-street parking, and a single garage with power, currently housing a freezer. The front garden features stone chips and shrubs.

## EXTRAS

All fixtures and fittings are included in the sale together with the integrated kitchen. The free standing washing machine, tumble dryer and fridge/ freezer in the utility room and the freezer in the garage are also included in the sale.

## VIEWING

To view please contact Malcolm Jack & Matheson.

## ENTRY

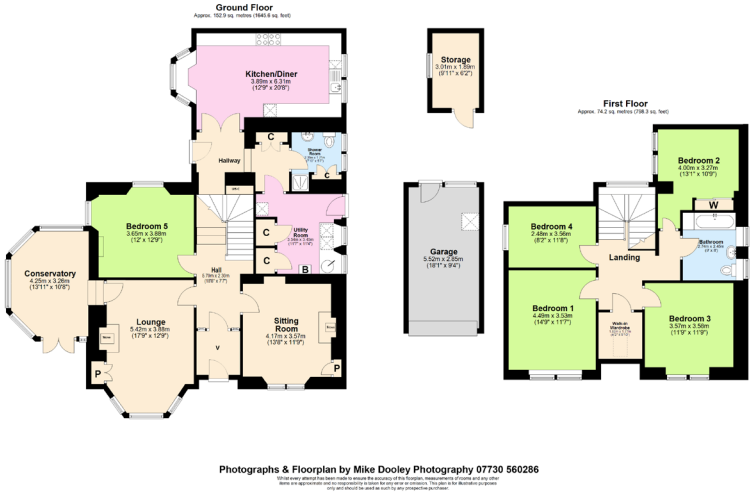
Entry by mutual arrangement.

## OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.




## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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