



14 NORTH LOANHEAD

Limekilns, Dunfermline, KY11 3LA



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A spacious family house with flexible contemporary accommodation situated in the picturesque conservation village of Limekilns and within commuting distance of Edinburgh.

Accommodation

Ground Floor: Entrance Hall, Living Room, Dining Kitchen open plan to Family Room, Playroom/Study, Utility Room, WC, Cloakroom.

First Floor: Principal Bedroom with en-suite Shower Room, three further Double Bedrooms, Family Bathroom.

Exterior: Generous garden grounds with private driveway. Substantial summerhouse. Single Garage.



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SITUATION

14 North Loanhead is situated within a quiet cul-de-sac in the popular historic coastal village of Limekilns. The village lies on the shore of the Firth of Forth, around 3 miles south of Dunfermline and 13 miles northwest of Edinburgh. Limekilns has a medieval past as a fishing village, dating back to the 14th Century.

The village provides a variety of facilities including shops, pub, hotels and a well-respected primary school. There are further facilities in the nearby towns of Rosyth and Dunfermline including leisure services.

Dunfermline is the principal city of south west Fife with a population of approximately 58,000 people. The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an electric range of acts, including celebrated musicians, comedians, and drama companies.

There are a number of local Primary and Secondary Schools in the city. Edinburgh's independent schools are all within daily travelling distance.

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled "Home of Golf".





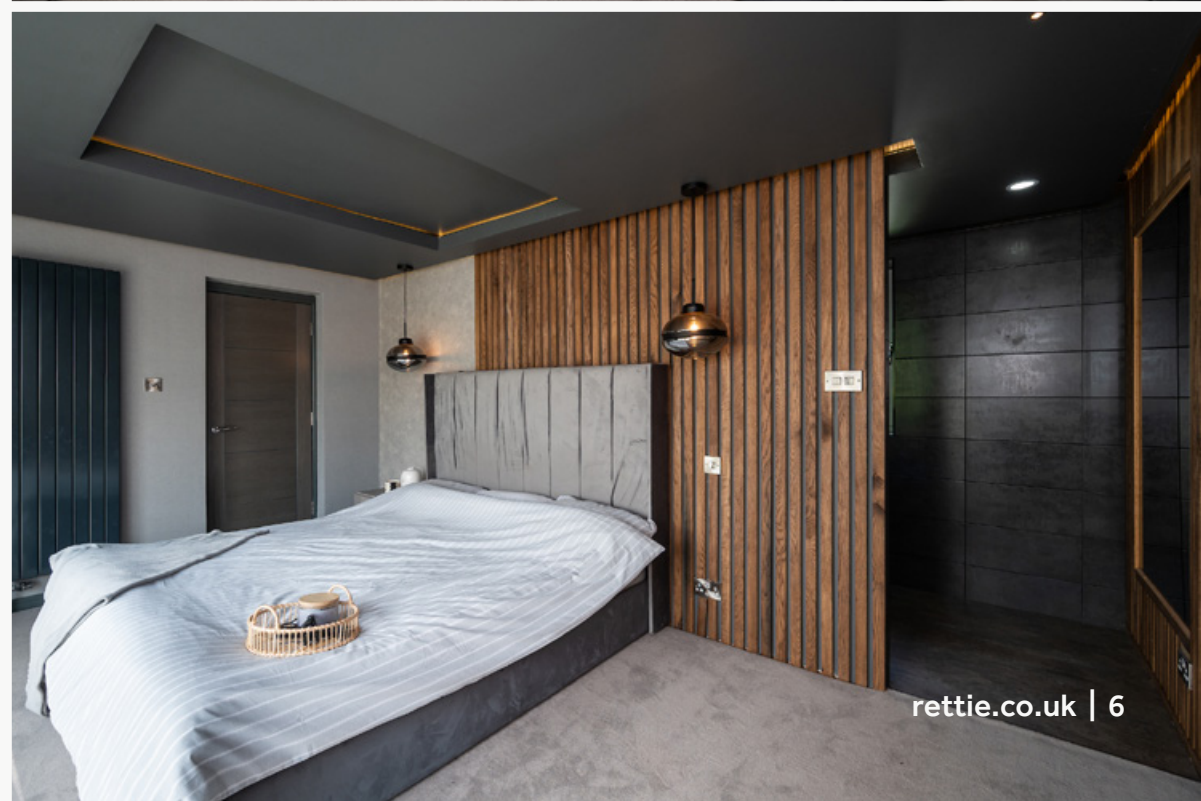
GENERAL DESCRIPTION

14 North Loanhead View is a bright and spacious detached family house situated on a large plot within a quiet cul-de-sac with a generous private garden. The property has been sympathetically renovated and upgraded by the current owner, to provide comfortable and tastefully presented modern living accommodation. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.

The house is approached via a private driveway, providing ample car parking and access to the single garage. Stone steps lead to the main entrance into the house which is sheltered beneath an overhanging porch. A part glazed solid door opens into the welcoming Entrance Hall with ceiling spotlights. The Entrance Hall is a welcoming space giving access to the principal rooms on the ground floor.

From the Hall a part glazed door provides entry to the generously proportioned Living Room with wall mounted radiator, large glazed window and feature gas fire which provides a heartening focal point. Adjacent is the sumptuous Dining Kitchen open plan to the Family Room which is the heart of the house; an exceptional reception room that is flooded with natural light from a series of Velux windows and bi fold doors that provide access to the rear garden. The fantastic open plan Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area with feature drop lights which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces. The units incorporate a Hotpoint oven and grill, Hotpoint microwave, NEFF coffee machine, fridge, and separate freezer. A notable feature of the Kitchen is the large island with Hotpoint induction hob, wine fridge, sink and drainer and integrated Hotpoint dishwasher. The island benefits from storage units and a seating area which provides a more relaxed dining area.

From the Family Room part glazed double doors open to the Playroom with ceiling spotlights which could be utilized as a home office. Adjacent is the Utility Room with worktop and integrated storage units and ceiling spotlights.





Completing the Ground Floor accommodation is the WC with wash hand basin with storage unit below and vanity mirror above, wall mounted towel rail and ceiling spotlights.

The contemporary staircase rises to the first floor landing which provides access to the Bedroom accommodation. Accessed off the landing is the Principal Bedroom Suite with en-suite Shower Room. The Principal Bedroom is sumptuously proportioned with feature display lights and benefits from patio doors which provide access to the Juliette balcony. There is a dressing area with integrated storage units and integrated mirrored wardrobes. The accompanying Shower Room has a WC, walk in shower cabinet, double wash hand basin with storage units below and vanity mirror above. Across the landing is Double Bedroom 2 which is exceptionally well proportioned with walk-in wardrobe. The landing leads to two further Double Bedrooms. Completing the First Floor accommodation is the Family Bathroom with WC, bath unit, wash hand basin with storage units below and vanity mirror above.

14 North Loanhead extends to about 0,000 ft². The accommodation is spacious and well-appointed throughout and clever use has been made of large windows, bi-fold doors, Velux windows and patio doors maximising natural light and views overlooking the garden ground. The accommodation is generous and thoughtfully laid out with family living in mind.

Renovation works have included:

- Rear extension
- Renewed windows
- New Bathroom and Shower Room fittings
- Redecoration
- Recarpeting
- Many new doors
- The roof coverings and rainwater goods were overhauled and partly renewed
- Landscaping of garden
- New Summerhouse

GARDEN

The garden surrounds the house attractively and has been thoughtfully landscaped by the seller. Bounded by timber fencing, it is something of a protected haven providing a sense of privacy and seclusion. A stone pathway leads to the rear garden with a generous area of lawn and a large patio terrace that provides an ideal space for al fresco dining in the warmer months.

A notable feature of the garden is the substantial Summerhouse with entertainment room and bar with separate patio area and decked terrace.

Adjacent to the house is the integral single Garage with up and over door and electric light and power. The property benefits from external lighting.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY11 3LA.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Fife Council, Fife, House, North Street, Glenrothes, Fife, KY7 5LT. Tel: 0345 155 0000

Council Tax

Band F

EPC Rating

Band C

Services

Mains water, electricity and drainage. Gas fired central heating.

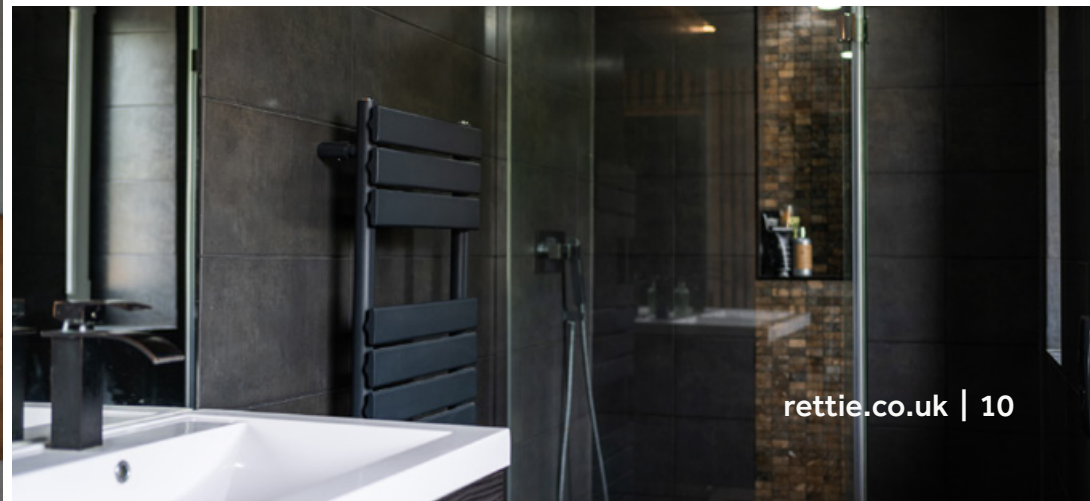
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

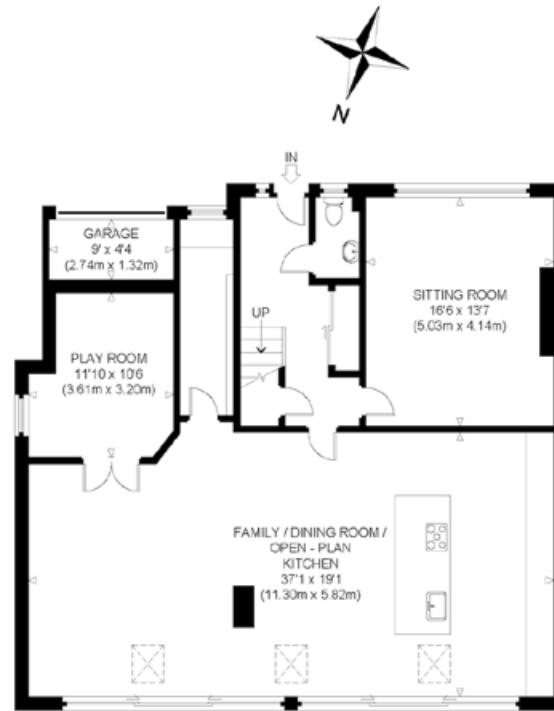
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. The purchaser(s) will be held to satisfy themselves of the nature of all such servitude rights and others. All rights of wayleave, drainage and access in respect of any property retained by the seller will be reserved.



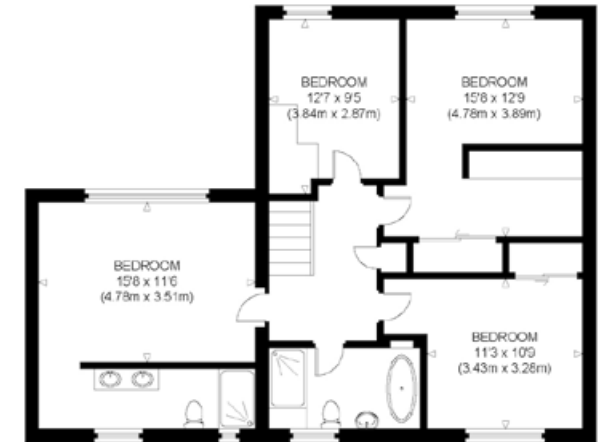




RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 312 SQ FT / 29.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1327 SQ FT / 123.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 943 SQ FT / 87.6 SQ M

NORTH LOANHEAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2270 SQ FT / 210.9 SQ M
EXTERNAL GARDEN OFFICE AREA 312 SQ FT / 29.0 SQ M
TOTAL COMBINED FLOOR AREA 2582 SQ FT / 239.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to location are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH