



Stevenson Marshall
Property & Law

10 North Row
Charlestown, KY11 3EL

Offers over £275,000

10 North Row, Charlestown

A charming two storey terraced dwellinghouse dating back to the early 19th century with beautiful mature gardens to front, generous enclosed gardens to rear and ample off street parking.

The property boasts a flexible internal layout which includes a reception hallway, lounge, dining room/downstairs bedroom, inner hallway, kitchen, bathroom, upper landing, two double bedrooms and shower room.

Gas central heating and secondary glazing are installed throughout and the property has excellent storage, period features and superb views over the village green and River Forth beyond.





Room sizes and accommodation

Entrance hallway

Lounge

5.82m x 3.30m (19'1 x 10'10)

Dining room/bed 3

5.80m x 2.96m (19'1 x 9'8)

Inner hallway

Kitchen

4.12m x 2.48m (13'6 x 8'2)

Bathroom

3.25m x 1.74m (10'8 x 5'9)

Upper landing

Bedroom 1

3.65m x 3.21m (11'11 x 10'6)

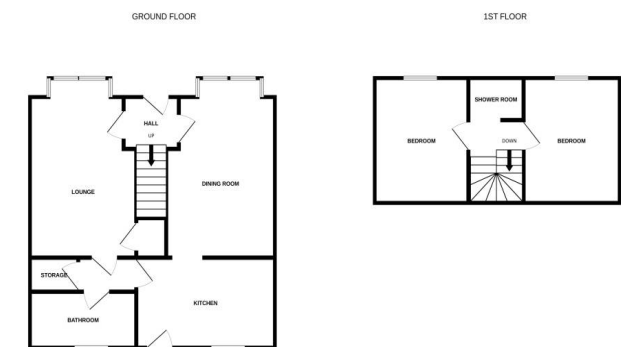
Bedroom 2

4.47m x 2.65m (14'8 x 8'8)

Shower room

1.72m x 1.45m (5'7 x 4'10)

EPC rating:D



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as a guide only. All dimensions are approximate. The floorplan, photos and specifications shown here are for illustrative purposes only. All dimensions are approximate and no guarantee is given. Sales will be made on the basis of the floorplan shown.

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There are attractive south facing landscaped garden grounds to front, which feature a host of flower beds, shrubs, trees and a central path to entrance door. The extensive enclosed rear gardens feature a greenhouse, workshop, shrubs, fruit trees, paved areas and original outbuilding. There is a gated driveway and garage which is accessed via the lane to rear.

North Row enjoys a picturesque setting overlooking Charlestown village green. Charlestown is a 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. Great 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

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



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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