



**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)

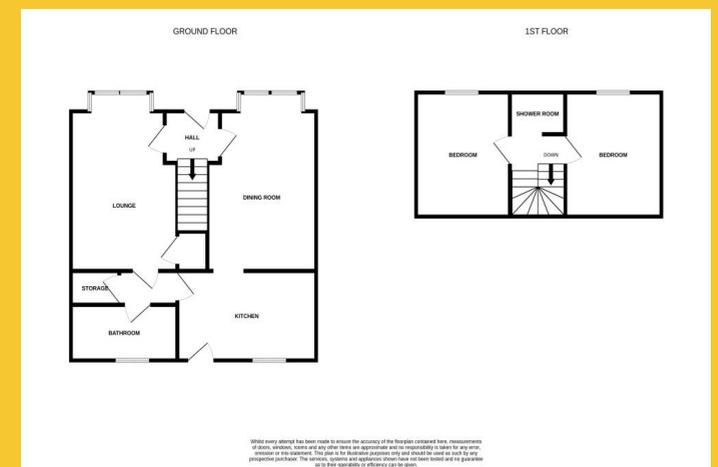
Bedroom 2

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



## 10 North Row, Charlestown

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

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.