



FOR SALE

52 Double Row

Charlestown, Dunfermline, KY11 3EJ

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

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This spacious two-bedroom cottage offers a rare opportunity for investors or buyers seeking a property with strong potential. Retaining charming features and generous room sizes, it provides a blank canvas for refurbishment and enhancement. With the private rear gardens and flexible layout, this character filled home is ideal for those looking to modernise and unlock its full potential.

- Two Bedroom Character Property with original features
- Desirable Conservation Village Location near Firth of Forth
- Spacious Layout with Scope for Modernisation
- Private Gardens with Potential Outdoor Enhancement

Selling agents

Davidson & Robertson

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West Mains
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Edinburgh
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Situation

Conveniently positioned in the picturesque village of Charlestown, this location offers a tranquil riverside setting on the southern fringe of Dunfermline. Charlestown, together with its neighbouring village Limekilns, a historic coastal settlement whose name reflects its 18th-century limestone industry, provides a wealth of local amenities. These include a well-regarded primary school, a parish church, hotels, restaurants, pubs, and cafés. The area boasts a lively and engaged community, with excellent opportunities for sailing, water sports, tennis, bowling, cricket, and a variety of other leisure activities.

Edinburgh – 18 miles
Stirling – 22 miles
Glasgow – 37 miles

Access

Access to 52 Double Row is taken from Double Row via South Row, accessed from the Main Road through Charlestown. The property is approached from the main road via a stone path that leads to the front entrance.

What3words:

///clubbing.classic.icebergs

Directions

From Edinburgh:

Starting in Edinburgh, head west on the A90 toward the Queensferry Crossing. Cross the Forth via the M90 motorway heading north, then take the exit at Junction 1C, following signs for Rosyth and Inverkeithing. From there, continue west on the A985, passing Rosyth and staying on course toward Charlestown. Once you reach the village, look out for North or South Row signs which leads you to Double Row. Number 52 is located along this historic residential street in Charlestown, just outside Dunfermline. The drive typically takes around 40 to 50 minutes depending on traffic.

From Stirling:

From Port Street head south towards Kings Park Road, continue to follow A811 towards Bannockburn Interchange then take the 2nd exit onto the M9 slip road to Edinburgh. Follow the M9 for 5.5 miles then take junction 7 towards Kincardine Bridge, stay on the A985 then take a left on to West Road, take another right then left and the next left will take you onto Double Row with the destination being on your right. The drive takes around 35 minutes dependant on traffic.



Description

Set within the desirable village of Charlestown, this spacious two-bedroom property combines period charm with excellent potential. Featuring original details, well-proportioned rooms and a private rear garden, it offers a fantastic opportunity for modernisation.

Front Garden

A stone pathway leads to the entrance bordered by a planting area with shrubs and flower beds to each side. With minimal effort, this area could be transformed into a vibrant and welcoming frontage.

Hallway

Step through the traditional front door into a welcoming vestibule, leading to a spacious central hallway. To the left of the hallway, a practical coat rack and shelving area, perfect for storage, with access to all rooms. While the décor is dated, the generous proportions offer excellent scope for reconfiguration and modernisation.

Master Bedroom

A generously sized bedroom featuring a charming open fireplace, built in cupboard housing the electric meter with overhead shelf and a single glazed window. A warm and inviting space ready for a stylish update.

Bedroom 2

Ideal as a guest bedroom, study or nursery, this cosy space includes a small open fire with neutral hearth, carpeted flooring and a compact storage cupboard. Like the rest of the home, it awaits a fresh design touch.

Shower Room

Designed with accessibility in mind, the shower room includes a large walk-in shower, a WC and a sink with fitted vanity mirror. Wet wall surrounds the shower area, whilst the remaining walls are finished with neutral wallpaper. Additional features include a radiator with fitted towel rail above, extractor fan, and single glazed window to the rear.



Lounge

Spacious living area with a striking feature mantelpiece, dual aspect single-glazed windows allowing natural light to flood the room, and a large storage cupboard housing the boiler. Carpeted flooring and a small built-in cupboard to the rear.

Kitchen

Accessed via the lounge, the kitchen offers fitted cabinets, integrated gas hob and oven with extractor fan, sink, and space for additional appliances. Though the decor is dated, the layout provides a solid foundation for modernisation.

Rear Garden

Accessible for both the kitchen and side of the property the rear garden is divided into two sections. A stone paved area with plants leading to a drying lawn and a section with mature shrubs.

Tenure

The property is offered for sale as a freehold property.

Services

The property benefits from mains electricity and water, with drainage to a septic tank. There is central heating and hot water provided by oil fired range.

Council Tax

This property is in the Council Tax Band C.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band D. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Local Authority

Fife Council
Fife House
North Street
Glenrothes
KY7 5LT

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

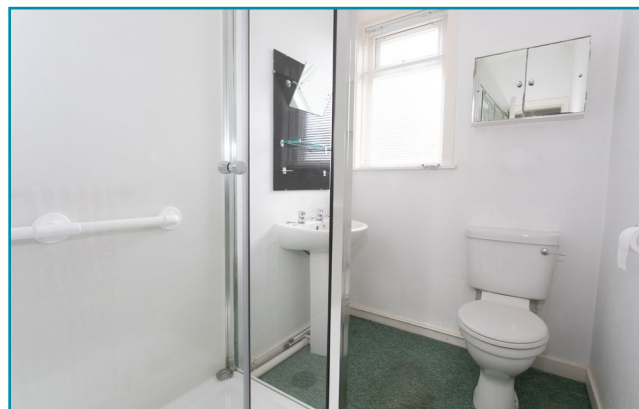
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Citypoint, 3rd Floor
65 Haymarket Terrace
Edinburgh
EH12 5HD

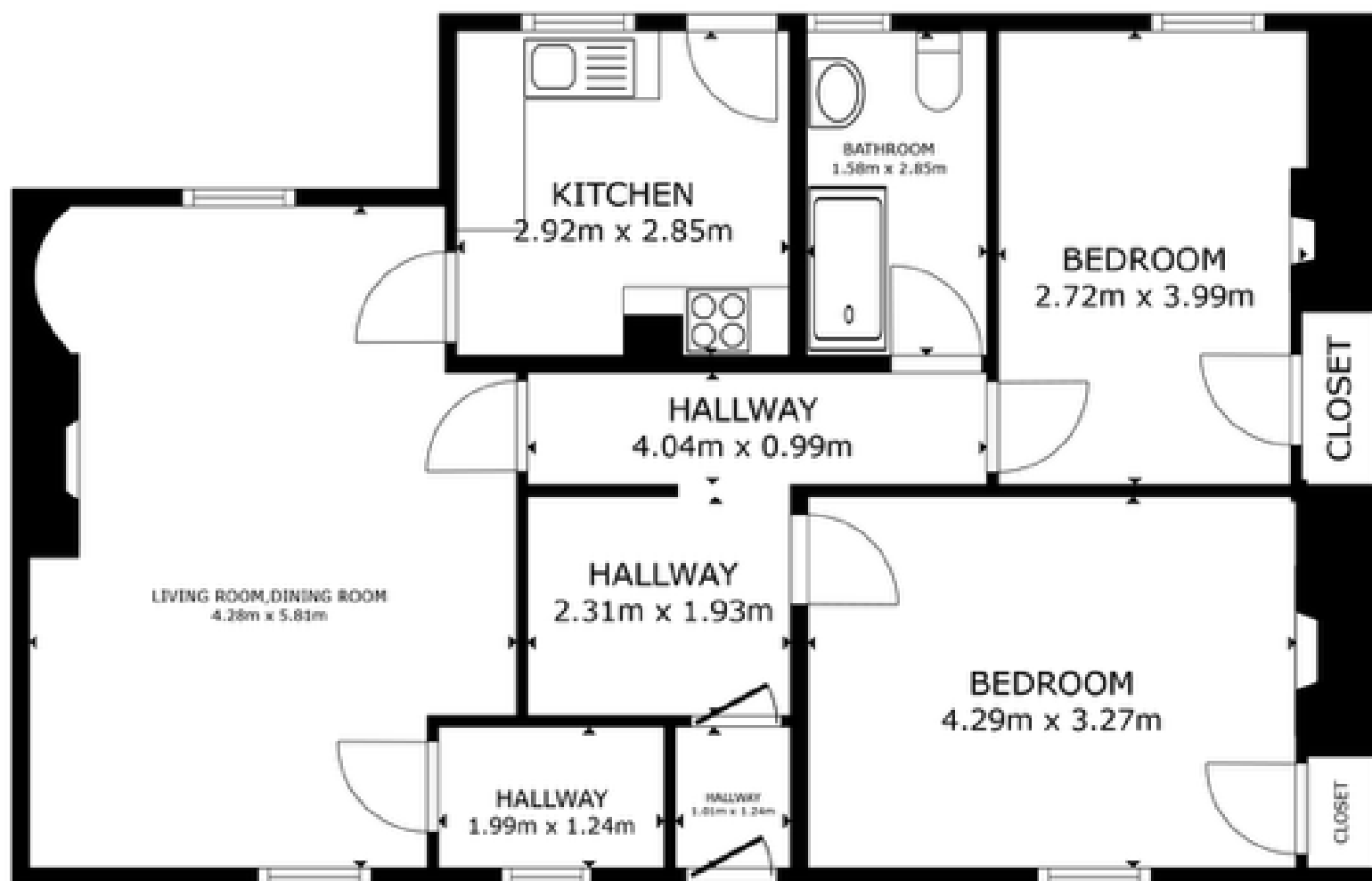
Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 81.1 m²
TOTAL : 81.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Method of sale & guide price

Offers over £195,000

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Parking

On Street Parking

Restrictions

The Property is not understood to have the following restrictions: lease restrictions, listed building and permitted development restrictions.

Rights of way

The Property is understood to have the following restrictions, path to the rear has a right of access for neighbouring properties down the track.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion, and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
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4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.



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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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