



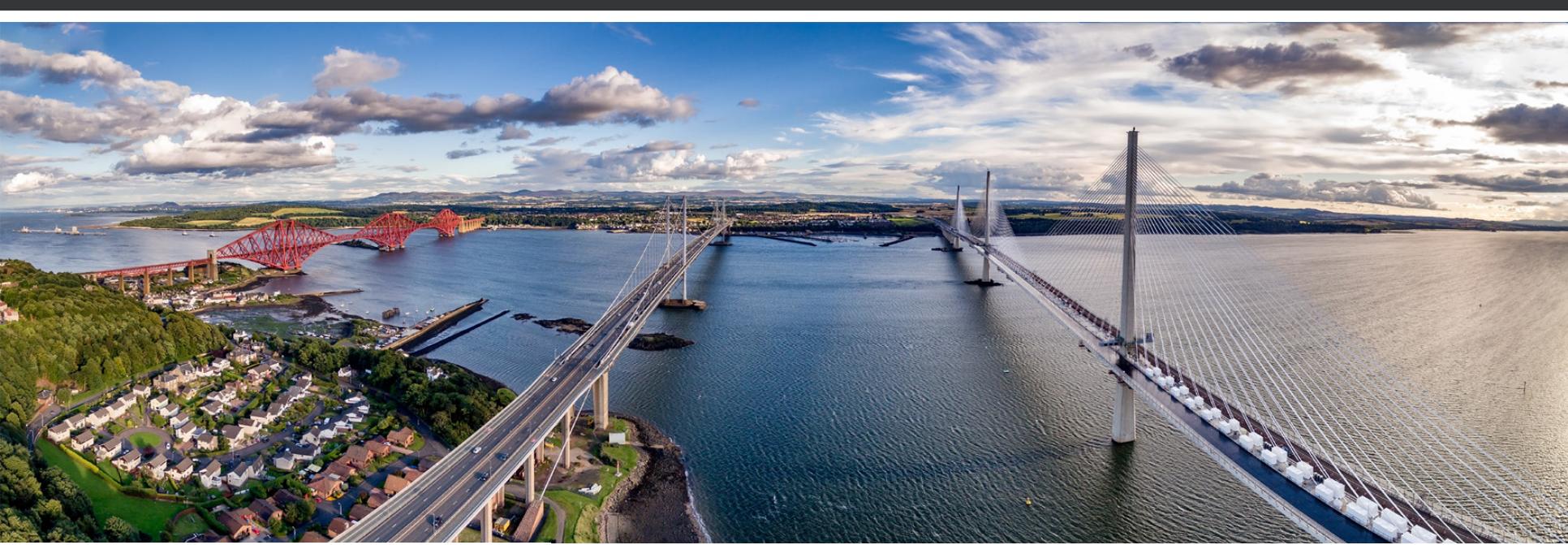
**McEwan Fraser Legal**

Solicitors & Estate Agents

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6 West Harbour Road

CHARLESTOWN, DUNFERMLINE, KY11 3ET



The Location

Charlestown is a delightful coastal village situated upon the northern shores of the Firth of Forth only three miles (five kilometers) southwest of Dunfermline. The village of Charlestown holds much historic interest and was established in 1770 by Charles Bruce, 5th Earl of Elgin. The planned village is laid out in the form of the letter E for Elgin. The original harbour shipped coal and lime from the estate.

Today, the tranquil village is a much sought after haven for those seeking quiet coastal living and the convenience of major road networks and commuting. Within the village, there is a local shop, health centre and pharmacy, primary school, dedicated bus service to Dollar Academy, four restaurants and pubs, bowling, cricket, sailing and tennis clubs, and a weekly mobile Post Office. The Fife coastal path runs through Charlestown from the Forth Estuary in the south to the Tay estuary in the north stretching one hundred and seventeen miles.



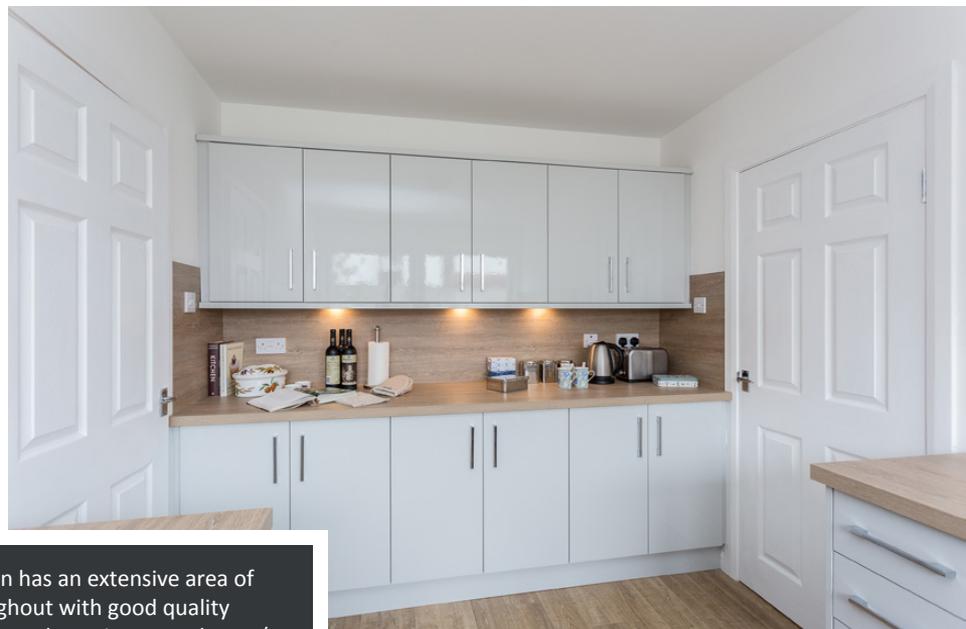
6 West Harbour Road

6 West Harbour Road is a stunning five bedroom detached bungalow located in a desirable location with no onward chain. Once inside, you will be greeted with first class specification and cleanliness. The property on offer is in truly walk-in condition.

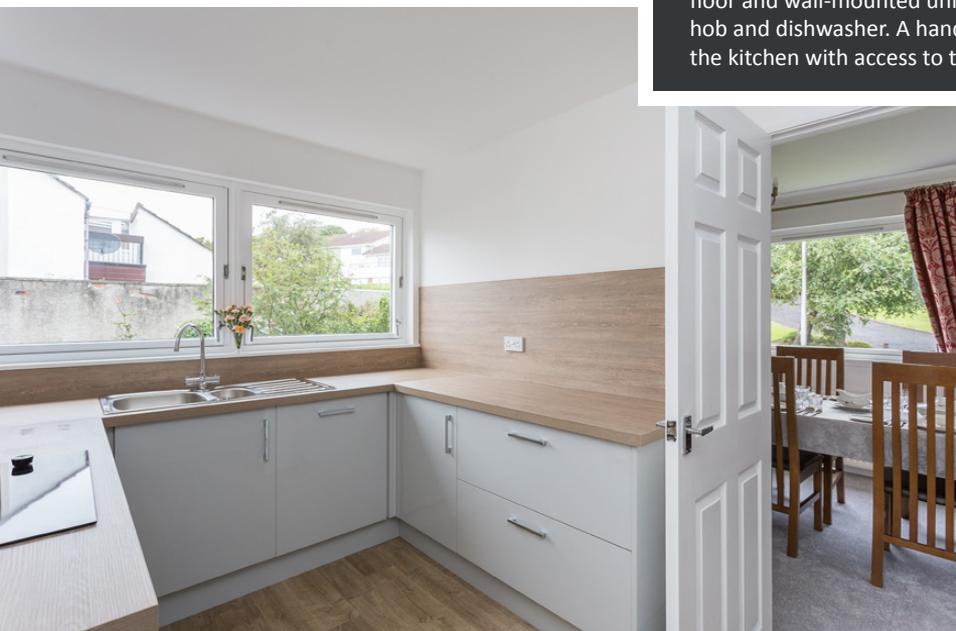
There is an entrance hallway allowing

access to all rooms. The impressive lounge has large bifold doors which flood the room with natural light and offers extensive views. The focal point for the lounge is the stunning views across the Firth of Forth. The dining area will accommodate a large dining table and eight chairs.





The newly fitted large kitchen has an extensive area of worktops and is fitted throughout with good quality floor and wall-mounted units and new integrated oven/hob and dishwasher. A handy utility room is located off the kitchen with access to the rear gardens.





All five bedrooms are double in size, four of which have built-in wardrobe space. The master bedroom benefits from an en-suite shower room. The three piece family bathroom completes the accommodation on offer.

The property also includes gas central heating, double glazing and twin garages with up and over doors. The front garden includes a paved and hedged area overlooking grass and shrubs, while the enclosed rear garden offers great privacy, featuring a large driveway that can accommodate four vehicles.

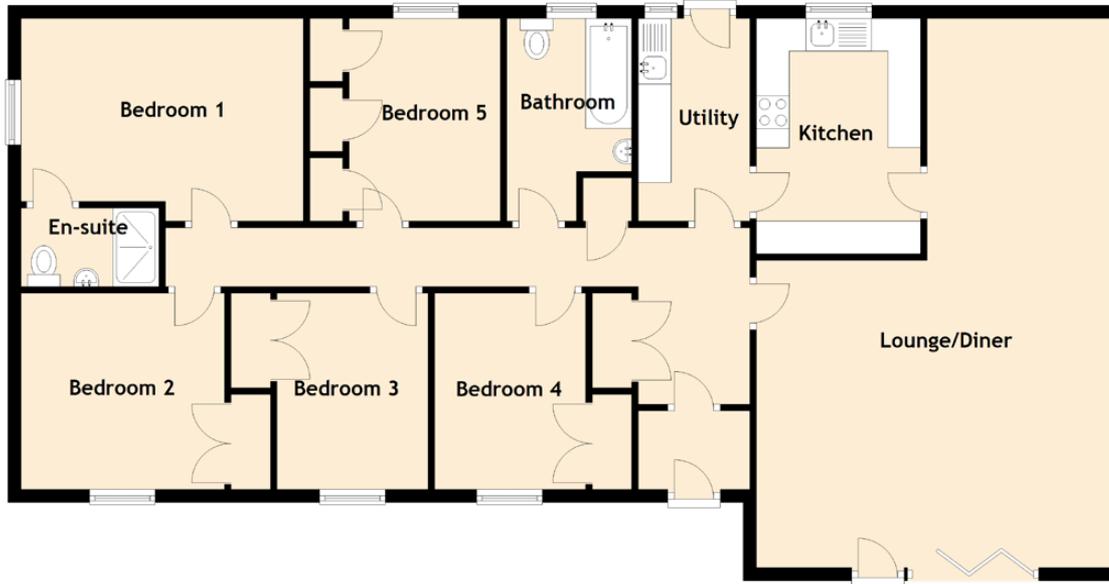
Viewing is highly recommended to appreciate the accommodation on offer.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

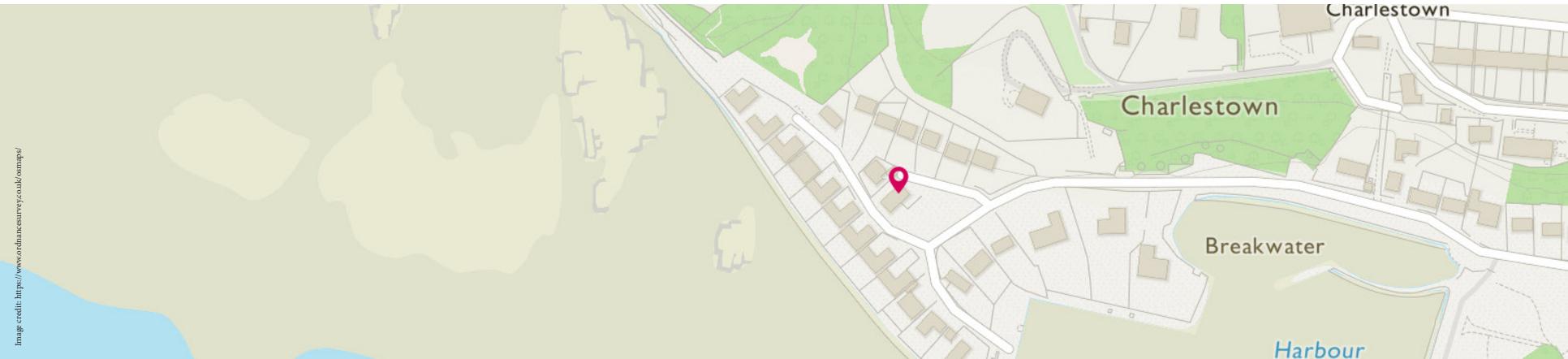


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.40m (27'7") x 5.40m (17'9")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Utility	3.10m (10'2") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 3.10m (10'2")
En-suite	2.10m (6'11") x 1.20m (3'11")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bedroom 4	3.00m (9'10") x 2.30m (7'7")
Bedroom 5	3.10m (10'2") x 2.30m (7'7")
Bathroom	3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m²): 135m² | EPC Rating: C

Extras (Included in the sale): Floor covering, light fittings, blinds, window dressings not included (curtains in lounge), and integrated appliances.



Charlestown

Charlestown

Breakwater

Harbour




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Text and description
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Surveyor



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