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THE CROSS

CULROSS

£199,950

This bright, spacious and charming 'C' Listed 2 bedroom Main Door Flat with beautiful shared part-walled cottage-style garden is set within arguably one of the finest locations in the very heart of Culross opposite the picturesque cobbled square known as The Cross and the Ancient 'A' Listed Mercat Cross Monument.

Enjoying a picture-postcard location within this medieval cobbled square that has been used in numerous film sets, including the TV drama "Outlander", this rarely available all-on-the-level property boasts superb living accommodation offering a perfect blend of modern comforts with historic charm and could be your dream home!

DESCRIPTION

As you enter, you are greeted by a tiled entrance vestibule that leads into a welcoming reception hall, adorned with a striking feature arch. The spacious lounge is beautifully proportioned, featuring a stylish wood-burning stove and offering captivating views of Outlander's Balgagan Cottage and the cobbled streets that lead to the Firth of Forth. The flat boasts a superb refitted kitchen, complete with built-in appliances such as a four-ring gas hob, electric oven, cooker hood, washing machine, dishwasher, and fridge, all framed by picturesque views.

The property comprises two generous double bedrooms. The master bedroom, located at the rear, enjoys lovely views across the shared gardens and features a charming fireplace along with substantial built-in wardrobe space. The second bedroom, situated at the front, offers arguably one of the best views of the iconic Mercat Cross and the vibrant cobbled square, making it a delightful retreat.

Additionally, the flat benefits from a deep walk-in understairs storage cupboard and a door leading to the shared rear gardens, which are part-walled and cottage-style, providing a tranquil outdoor space to enjoy.

This property is not just a home; it is a slice of history, set in a location that has served as a backdrop for numerous film sets, including the acclaimed TV drama "Outlander." With its superb living accommodation and enchanting surroundings, this flat could very well be your dream home in one of Scotland's most captivating locales.

Call your local Professional Estate Agent, Colin Jenkins to view today!

LOCATION

Mercat Bield enjoys a superb setting in the picturesque cobbled square known as The Cross set amidst white-harled 16th and 17th century houses with red pantiled roofs and ochre-coloured Palace with its beautifully reconstructed period garden. Culross is a beautiful and historic coastal sea-port village dating back to medieval times yet lying just 12 miles west of the Forth Road Bridge and now has a vibrant social community for both adults and children with a small primary school, parks, eating places as well as a gallery, renowned Pub/Restaurant and pier. The village is served with good bus links and is within easy commuting distance to both Edinburgh and Glasgow.

Nearby Dunfermline is Scotland's historic capital, a bustling city with a good road and rail network making it one of the most accessible in central Scotland. Dunfermline has a broad range of amenities including professional services, a good retail offering and leisure facilities including the principal bus station on Queen Anne's Street and educational establishments associated with a modern City. Dunfermline mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

KEY FEATURES

- Main Door Ground Floor Flat
- Iconic Filming Location!
- Wonderful Views
- Generous Lounge With Feature Wood Burning Stove
- Attractive Re-Fitted Kitchen (Built-In Appliances)
- 2 Spacious Double Bedrooms
- Stylish Shower Room
- Gas Heating
- Beautiful Cottage-Style Shared Gardens

SHARED GARDENS

Beautiful part-walled mature shared garden that will delight all who view, offering a high degree of privacy with lawned drying area and seating area directly to the rear of the flat.

EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 01383 699 000.

MORTGAGE ADVICE

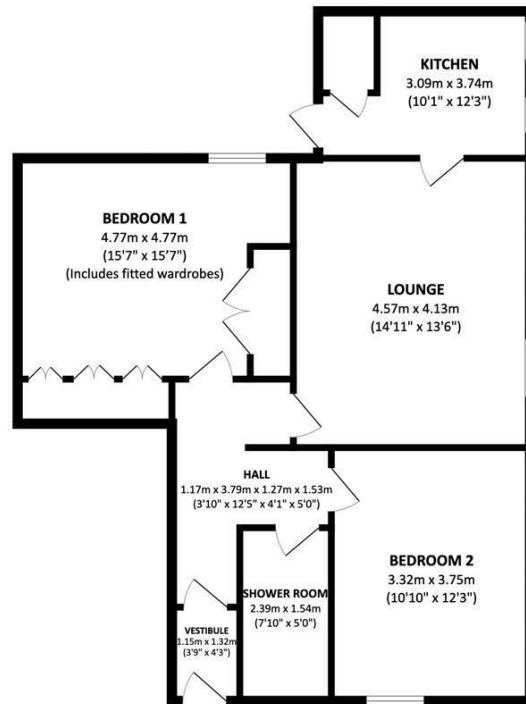
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PROPERTY TO SELL

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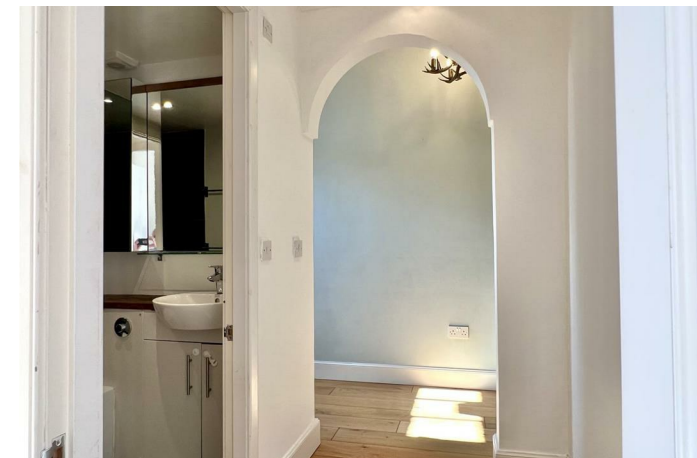


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



To view this property call Colin Jenkins on 0800 999 1565



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