



LOW CAUSEWAY CULROSS | OFFERS OVER £305,000  
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# LOW CAUSEWAY

## CULROSS

£305,000

Nestled in the heart of the historic and picturesque coastal village of Culross, this charming 18th-century villa offers a unique blend of character and peaceful village living with excellent development potential.

A rare opportunity to renovate, restore or remodel a one-of-a-kind 18th Century Cottage currently boasting 3 bedrooms, 2 reception rooms, kitchen and bathroom that includes a generous, private south-facing walled garden and private mono bloc parking spaces within the heart of this historic and highly sought-after conservation village of Culross!

### DESCRIPTION

As you enter, you are welcomed by an inviting entrance vestibule that leads into a spacious hall with spiral stair rising to the upper floor. There are 3 good-sized bedrooms and family bathroom on the ground floor. The first floor boasts an impressive lounge featuring a vaulted ceiling and a delightful galleryed minstrel area of approx. 3.92m x 1.92m (12'10" x 6'3"), creating a sense of grandeur and openness. Adjacent to the lounge, you will find a dining room that is perfect for everyday use, along with a bright kitchen that can cater to all your culinary needs. The large walled cottage garden is a true highlight and will undoubtedly impress all who view, offering a serene outdoor space to unwind and enjoy the beauty of nature. Additionally, the property includes a convenient two-car monobloc drive, ensuring parking is never a concern.

Potential purchasers should note that the sellers have a comprehensive report dating from 20 August, 2025 by The Preservation Company that includes approximately £14,300 worth of remedial works to include installation of a damp proof course, membrane installation, re-framing/plaster boarding and plasterwork.

With gas heating throughout, this home combines comfort with charm, making it an ideal choice for those looking to embrace the tranquil lifestyle that Culross has to offer. Early viewing is highly recommended to fully appreciate the excellent development potential, stunning location, and wonderful gardens that this property presents. Don't miss the opportunity to make this dream home your own! Call your local Professional Estate Agent Colin Jenkins today to book your viewing appointment.

### LOCATION

Take a step back in time to 17th-century Scotland when you visit the historic village of Culross on the banks of the Firth of Forth. Culross is one of Scotland's best-preserved and prettiest 17th-century villages and famous for its role in the TV series Outlander, so fans definitely need to visit.

This home sits peacefully within the heart of this idyllic conservation village, a lively, friendly community. 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. Dollar Academy is 14 miles to the north. The house is also well positioned for the Edinburgh Schools including Cargilfield Prep School, Fettes and George Watsons College, Edinburgh.

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

- Charming 18th Century Cottage
- Sought-After Village Setting
- Impressive Lounge (Feature Fireplace)
- Delightful Galleryed Minstrel Area
- Good-Sized Kitchen & Dining Room
- 3 Bedrooms
- Bathroom
- Gas Heating
- Wonderful South-Facing Walled Gardens
- Monobloc Parking Spaces

### GARDENS & DRIVEWAY

To the side of the cottage there are two prized mono bloc parking spaces. To the rear is a wonderful, mature south-facing walled cottage garden that cannot fail to impress! The generous garden grounds offer excellent potential and included within this private garden is a large outbuilding, shed, greenhouse, areas of lawn as well as patio and seating areas.

### EXTRAS

All fitted floor coverings are included in the purchase price.

### INTERESTED IN VIEWING THIS HOME?

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

### MORTGAGE ADVICE

Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. It's fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 01383 6909 000.

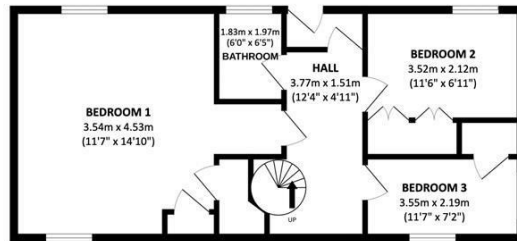
### PROPERTY TO SELL?

Get a no obligation property valuation with your local expert, Colin Jenkins today on 01383 699 000 or book a FREE valuation online at AMAZINGRESULTS.com.

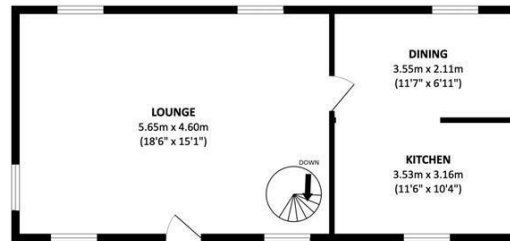
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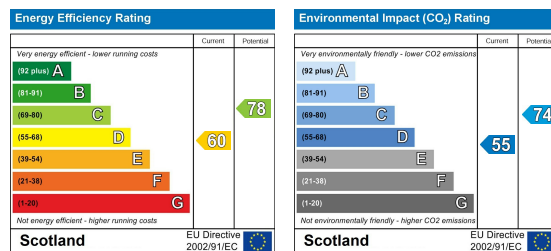
GROUND FLOOR



1ST FLOOR



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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To view this property call Colin Jenkins on 0800 999 1565



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

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