



LUXURY HOMES COLLECTION

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AILIE HOUSE, LOW CAUSEWAY *CULROSS, KY12 8HN*





Ailie House, Low Causeway

JUST SOLD! A unique and exciting development opportunity in the heart of historic Culross!

AMAZING RESULTS!™ are delighted to offer to the market a rare opportunity to renovate, restore or remodel a one-of-a-kind 'C' Listed 17th Century Cottage currently boasting 4 bedrooms, 2 reception rooms, 2 kitchens and 2 bathrooms in a picture postcard location within a medieval street that includes a generous, private south-facing garden, private cobbled parking spaces and its own detached garage.

This unique home offers a flexible layout that will undoubtedly appeal to a wide variety of potential purchasers from realistic DIY enthusiasts to developers, builders and those seeking to develop their own modern family home situated in the heart of this historic and highly sought-after conservation village of Culross!

Offers Over £299,950





DESCRIPTION

Dating back to 1640, Allie House has remained within the same family for over 380 years appearing for the very first time on the open market since it was built in the 17th Century. A rare find in this location and price range.

This could be a great investment for only offers over £299,950, and you get a superb development/refurbishment project that offers character and charm combined with unique architecture including a rare bell-shaped roof, reputed to be only one of 4 remaining anywhere in Scotland.

Potential purchasers should note that the sellers have a comprehensive report dating from 24th May, 2023 by The Preservation Company that includes approximately £9,930 plus VAT worth of remedial works to include installation of a damp proof course, membrane installation, re-framing/plasterboarding and plasterwork.

Early viewing is highly recommended to fully appreciate the location, accommodation, gardens and development potential offered.

Entrance Hall

Lounge 3.72m x 4.40m (12'2" x 14'5")

Dining Room 2.90m x 2.84m (9'6" x 9'3")

Kitchen 1 2.75m x 1.63m (9'0" x 5'4")

Bedroom 1 4.37m x 4.10m (14'4" x 13'5")

Kitchen 2 2.45m x 1.83m (8'0" x 6'0")

Shower Room 1.78m x 1.72m (5'10" x 5'7")

Rear Hall

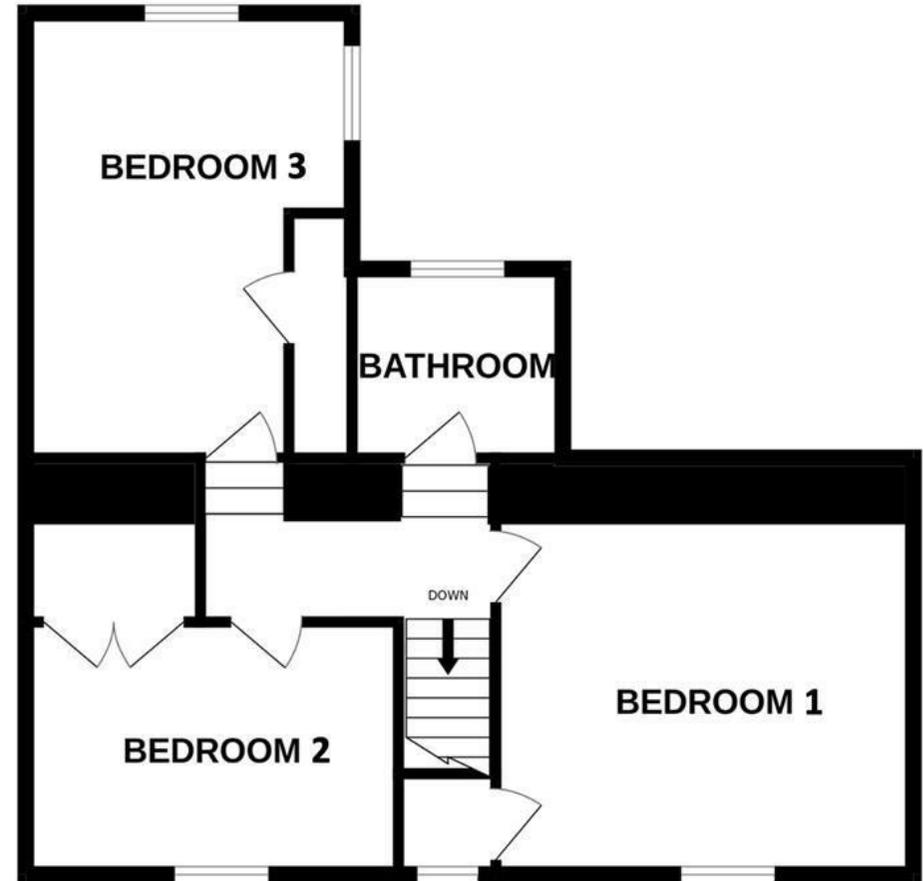
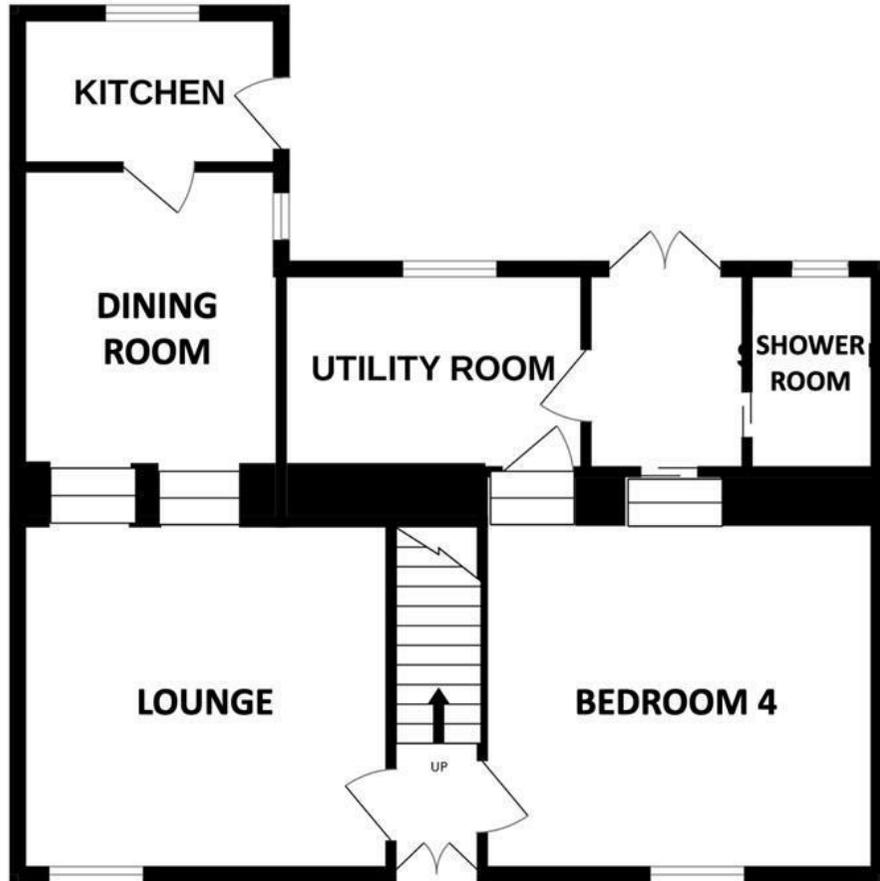
Bedroom 2 3.44m x 3.28m (11'3" x 10'9")

Bedroom 3 4.47m x 4.53m (14'7" x 14'10")

Bedroom 4 2.73m x 4.68m (8'11" x 15'4")

Bathroom 2.38m x 1.85m (7'9" x 6'0")





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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.

SITUATION

Allie House sits peacefully within the heart of the conservation village of Culross and enjoys wonderful panoramic views across the Firth of Forth towards West Lothian. A lively, friendly community, Culross is one of the most complete examples in Scotland of a 17th Century Royal Burgh and is widely acknowledged as one of the most picturesque villages in Scotland used in numerous film sets including the TV drama "Outlander".

In superb setting of white-walled 16th and 17th century houses with red pan-tiled and cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpy hens sitting at the centre of The Royal Burgh. 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 17th Century Cottage
- Rare Development Opportunity
- Sought-After Village Setting
- Lounge With Open Fireplace
- Dining Room
- Superb Views To Firth Of Forth
- 2 Kitchens
- 4 Double Bedrooms
- Shower Room & Bathroom
- Gas Heating & Part Double Glazing
- Generous, Private South-Facing Gardens
- Cobbled Parking Spaces & Detached Garage

GARDENS, GARAGE & PARKING

In front of the cottage there's a much-prized cobbled parking space. To the rear of Allie House is a generous, sunny, south-facing mainly grassed area of garden with high hedge and stone walled surround

providing a high degree of privacy. The size, peace and quiet and privacy will delight all who view!

Of particular interest to all prospective purchasers will be the detached garage measuring approx. at the end of the garden grounds. To the front of the garage and approached via a cobbled lane is a car parking area on the North bank of the Firth of Forth. Provides light & power.

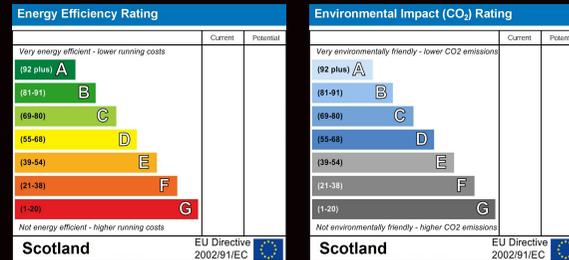
ARRANGE A VIEWING

Viewing by appointment. Please call your local Professional Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. AMAZINGRESULTS.com.

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