



MACDONALD'S LANDS CULROSS | OFFERS OVER £149,950

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MACDONALDS LANDS

CULROSS

£149,950

Nestled in the enchanting village of Culross, this spacious two-bedroom terraced home presents a splendid opportunity for first-time buyers, families, or those in search of a promising rental investment. Built in 1970, the property spans an impressive 861 square feet and is situated in a peaceful residential area, offering a serene retreat from the hustle and bustle of modern life.

This property offers an excellent opportunity to embrace a lifestyle that combines heritage and community spirit in one of Scotland's most beautiful villages. Do not miss the chance to make this delightful home your own.

DESCRIPTION

This spacious home offers an excellent layout over two levels and simply cannot fail to impress!

As you enter, you are welcomed by an entrance vestibule that leads into a bright and spacious hallway. The lounge/dining room provides a perfect space for relaxation, boasting stunning views over the picturesque village of Culross and the River Forth. A large walk-in, useful box room is conveniently located off the main lounge measuring approx. 2.30m x 0.96m (7'6" x 3'1"). The kitchen/breakfast room is well-appointed, making it a delightful area for culinary pursuits.

The bright L-shaped landing leads to two generously-sized bedrooms, each equipped with wardrobes and offering wonderful open views toward the Firth of Forth, ensuring restful nights. The large modern shower room caters to all your needs, adding a touch of contemporary comfort to this charming home.

Additional features include a partly floored attic, electric heating and double glazing, ensuring warmth and comfort throughout the seasons. On-street parking is available, along with access to a private paved area of garden as well as a mature communal garden, drying area, and two storage cellars, providing ample space for your belongings.

LOCATION

Macdonalds Lands enjoys a superb central village location just off the picturesque cobbled street known as Back Causeway set amidst white-harled 16th and 17th century houses with red pan-tiled 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

- Spacious Terraced Villa
- Stunning Village Location

- Wonderful Views
- Generous Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- * 2 Double Bedrooms
- Shower Room
- Electric Heating & Double Glazing
- Own Small Paved Garden & Mature Shared Gardens
- Off-Street Parking

EXTRAS

All fitted floor coverings are included in the sale.

GARDENS

Own small area of paved garden adjacent to main door. Mature shared gardens offering a high degree of privacy with paved drying area and seating area. External store fitted with electric light. Additional storage areas.

INTERESTED IN VIEWING THIS HOME?

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

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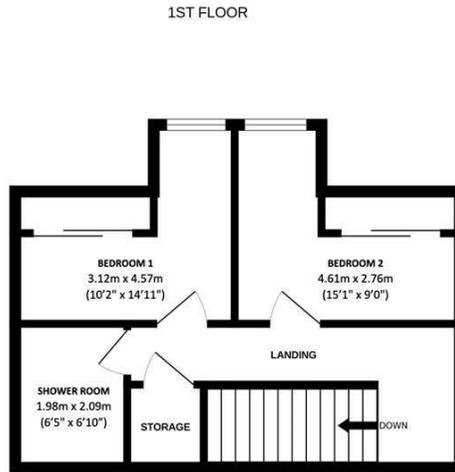
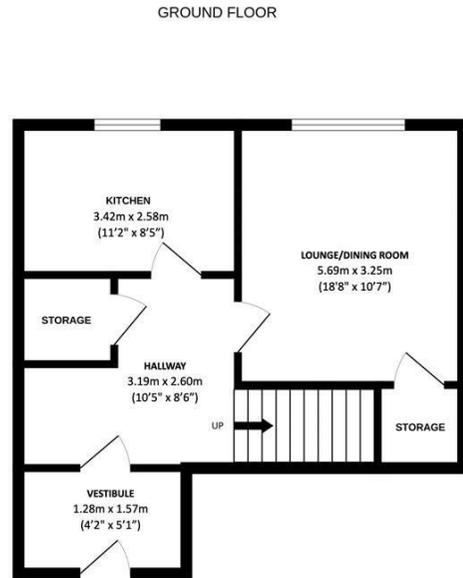
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | 94 |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | 82 |
| (55-68) D | | (55-68) D | |
| (39-54) E | 55 | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| Scotland | EU Directive 2002/91/EC | Scotland | EU Directive 2002/91/EC |



To view this property call Colin Jenkins on 0800 999 1565



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