



MACDONALDS LANDS CULROSS | OFFERS OVER £149,950

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MACDONALDS LANDS

CULROSS

£149,950

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

Upon entering, you are welcomed by a charming entrance vestibule that leads into a bright, spacious hallway. The lounge/dining room is a perfect space for relaxation which boasts stunning views over the picturesque village of Culross to the River Forth, while the superb refitted kitchen offers functionality and convenience complete with built-in appliances. A small, but useful study/office is conveniently located off the main lounge. Ascending to the first floor, you will find a bright L-shaped landing, two generously-sized bedrooms with built-in wardrobes and wonderful open views toward the Firth of Forth, ideal for restful nights, along with a superb refitted modern shower room that caters to all your needs.

DESCRIPTION

An excellent opportunity for you to live in this idyllic, historic burgh and embrace a lifestyle that offers a unique blend of heritage and community spirit in one of Scotland's most beautiful villages.

The home provides generous accommodation throughout and is equipped with electric heating and double glazing, ensuring comfort throughout the seasons. Additionally, on-street parking is available as well as a private communal garden, drying area, two storage cellars, a shared bin storage area.

Do not miss the opportunity to make this lovely home your own. Call your local Professional Estate Agent, Colin Jenkins to view today!

Vestibule 1.58m x 1.11m (5'2" x 3'7")
 Reception Hall 3.21m x 2.58m (10'6" x 8'5")
 Lounge/Dining Room 5.68m x 3.26m (18'7" x 10'8")
 Office/Study 2.30m x 0.96m (7'6" x 3'1")
 Kitchen 3.39m x 2.59m (11'1" x 8'5")
 Bedroom 1 4.62m x 3.10m (15'1" x 10'2")
 Bedroom 2 2.78m x 4.62m (9'1" x 15'1")
 Shower Room 2.06m x 2.05m (6'9" x 6'8")

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

- Linked End Terraced Villa
- Stunning Village Location
- Wonderful Views
- Generous Lounge/Dining Room
- Superb Re-Fitted Kitchen (Built-In Appliances)
- 2 Spacious Double Bedrooms
- Stylish Shower Room
- Electric Heating & Double Glazing
- Shared Gardens
- Off-Street Parking

EXTRAS

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

SHARED GARDENS

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 on 01383 699 000.

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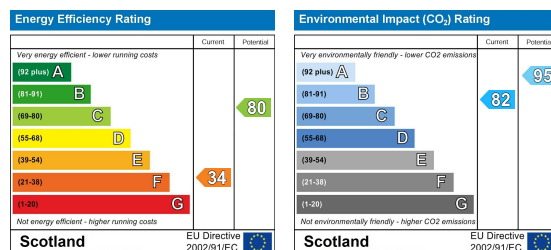
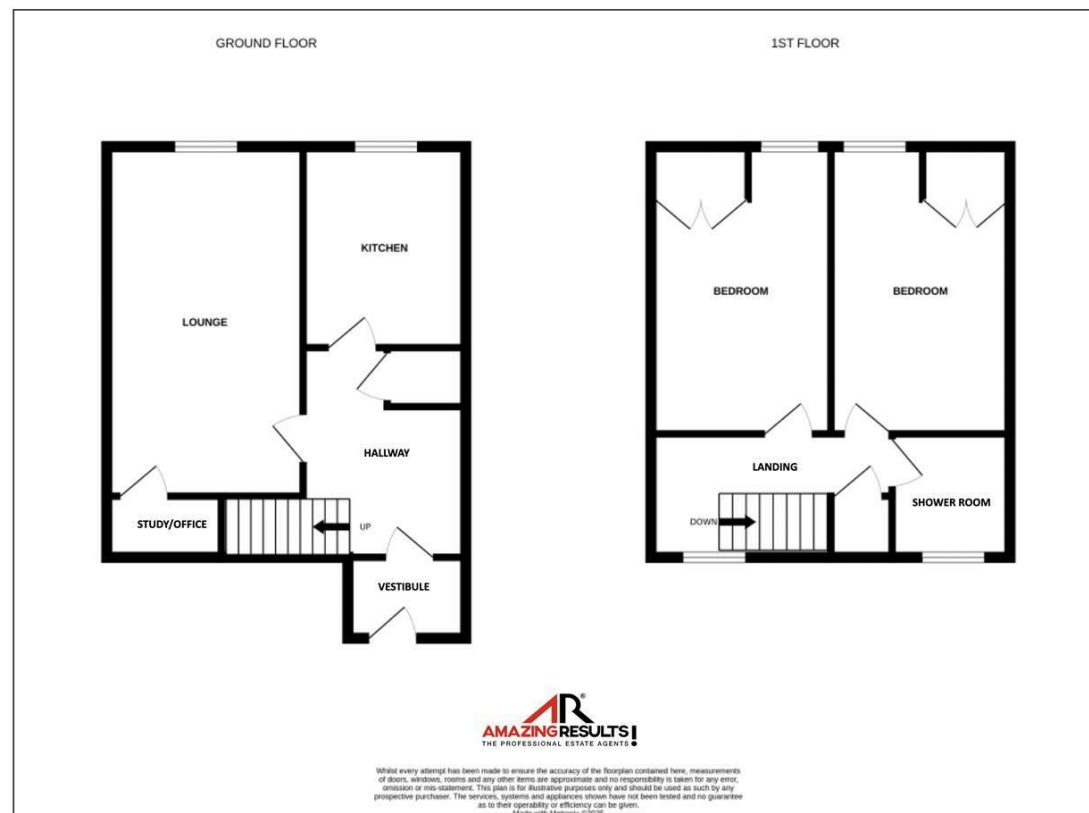
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