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WRIGHTS HOUSE, WEST GREEN *CULROSS, KY12 8JH*







Wrights House, West Green

*** Just Sold At Closing Date - Similar Properties Required

Packed with character and charm, this delightful 18th Century Cottage could be your private retreat in the heart of the sought-after and historic conservation village of Culross!

AMAZING RESULTS!™ are delighted to offer to the market a rare opportunity to own a charming 'B' Listed 18th Century Cottage boasting 3 double bedrooms, beautiful lounge with feature open fireplace and outstanding views to the Firth of Forth and Culross Palace, kitchen/breakfast room, utility, shower room and bathroom in a picture postcard location within a medieval cobbled street that includes a beautiful south-facing terraced cottage garden and cobbled private parking space.

Early viewing is recommended to fully appreciate the accommodation offered.

Offers Over £320,000



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DESCRIPTION

Dating back to 1764, this delightful family home enjoys instant kerb appeal with considerable charm and character including original fireplaces, sash and case windows with superb views to the Firth of Forth, solid wooden floors, delightful nooks and crannies and a beautiful terraced cottage garden that will delight all who view!

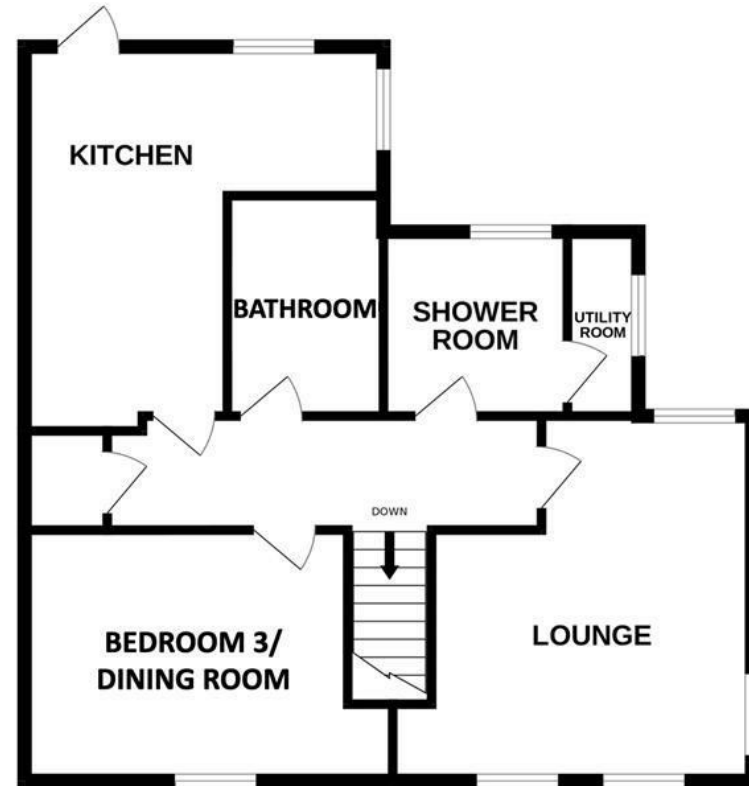
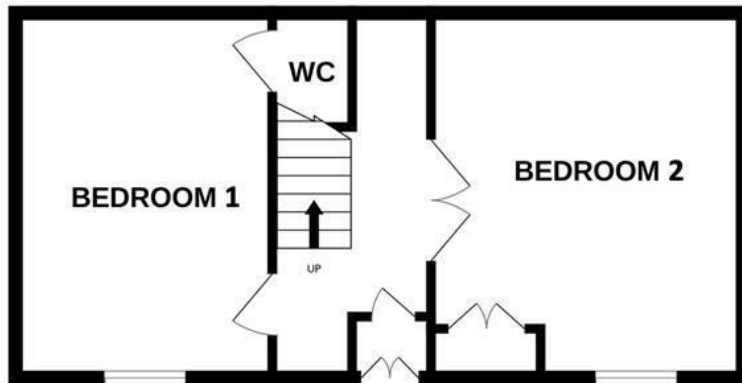
The accommodation on the ground floor comprises entrance porch, welcoming reception hall with stair rising to the upper floor, double bedroom with cast iron fireplace and en-suite WC. A further double bedroom with fireplace overlooking cobbled parking space and West Green completes the ground floor.

The upper floor includes a bright landing leading to a charming, beautifully proportioned lounge that cannot fail to impress boasting an open fireplace and superb views across West Green to the Firth of Forth including a sash and case side window enjoying a lovely and rare aspect towards Culross Palace. There's a good-sized kitchen/breakfast room with door leading to a wonderful, picturesque cottage terraced garden, utility cupboard, further double bedroom or formal dining room ideal for entertaining with feature fireplace and outstanding views to the Firth of Forth, shower room and 'olde worlde' style modern bathroom.

Reception Hall 4.41m x 1.96m (14'5" x 6'5")
Bedroom 1 4.51m x 2.87m (14'9" x 9'4")
En-suite WC
Bedroom 2 4.44m x 3.96m (14'6" x 12'11")
First Floor Landing 4.82m x 1.43m (15'9" x 4'8")
Lounge 4.67m x 5.07m (15'3" x 16'7")
Kitchen 4.16m x 4.63m (13'7" x 15'2")
Utility Cupboard 1.72m x 1.16m (5'7" x 3'9")
Bedroom 3 3.61m x 3.62m (11'10" x 11'10")
Bathroom 1.83m x 1.74m (6'0" x 5'8")
Shower Room



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SITUATION

Wrights House sits peacefully within the heart of the conservation village of Culross overlooking West Green and enjoying 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-harled 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 18th Century Cottage
- Sought-After Village Setting
- Delightful Lounge With Open Fireplace
- Superb Views To Firth Of Forth & Culross Palace
- Good-Sized Kitchen/Breakfast Room
- 3 Double Bedrooms
- En-suite WC, Shower Room & Bathroom
- Gas Heating
- Picturesque Terraced South-Facing Gardens
- Cobbled Parking Space

GARDENS & PARKING

In front of the cottage there's a prized cobbled parking space. To the rear of Wrights House is a beautiful, picturesque terraced south-facing cottage garden divided by low stone walls, paving and gravelled areas. The garden benefits from wonderful views over The Firth of Forth and to West Lothian beyond. Within the mature,

private garden is a large summerhouse which again benefits from these stunning panoramic views that cannot fail to impress! In addition, there is an area of lawn as well as patio and seating areas behind the property. Steps lead to further raised areas maximising the outstanding views over the Firth of Forth and beyond. Expect to be impressed!

EXTRAS

All fitted floor coverings, blinds, Range Master double oven and summerhouse are included in the purchase price.

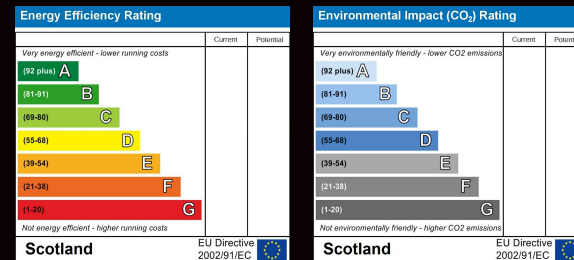
ARRANGE A VIEWING

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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Agents Note

Arrange a viewing: Viewing is strictly by appointment through **AMAZING RESULTS!**™ Head Office, 9-10 St. Andrews Square, Edinburgh EH2 2AF on 0131 242 0011.

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