



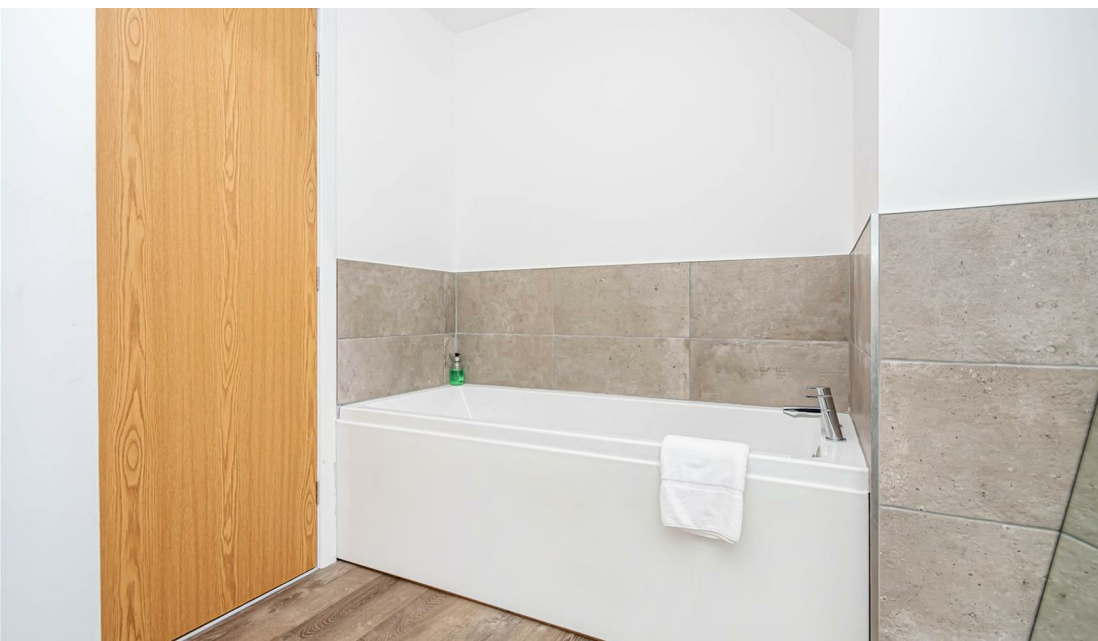
2 Cunningham House , Low Causeway, Culross, KY12 8HL  
Offers Over £145,000







We are delighted to bring to the market this deceptively spacious maisonette apartment, a hidden gem within this converted church comprising four maisonette properties. This particular home is a credit to the present owners being offered in move in condition and having been upgraded and renovated over the years, benefitting from a further double bedroom on the top floor with partial views towards the River Forth. The accommodation is modern and stylish, briefly comprising secure entry door leading into communal vestibule area, private entrance leading to hallway, open plan lounge with fully fitted kitchen and appliances. On the first floor double bedroom and four piece bathroom with double shower cubicle. The second floor has the second double bedroom with views. The property is double glazed with gas central heating, ideal for any discerning buyer looking for an easy to maintain property in one of West Fife's most enviable villages. There is, in addition, a good sized communal outhouse used for bin store, yet has ample room for bicycles and the likes. Early entry is available.







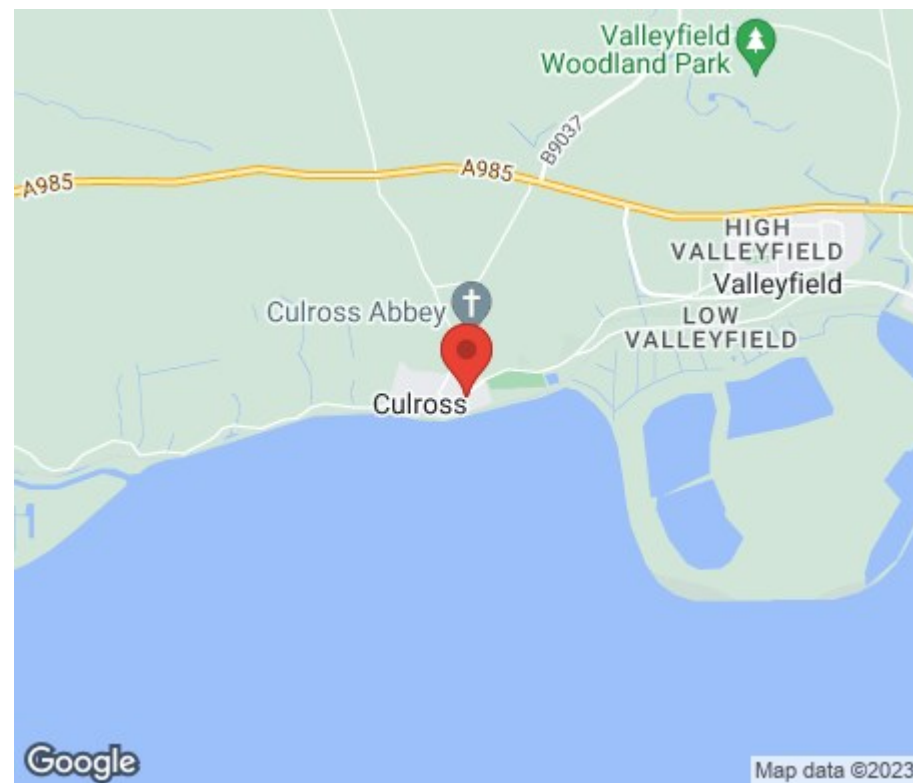
## LOCATION

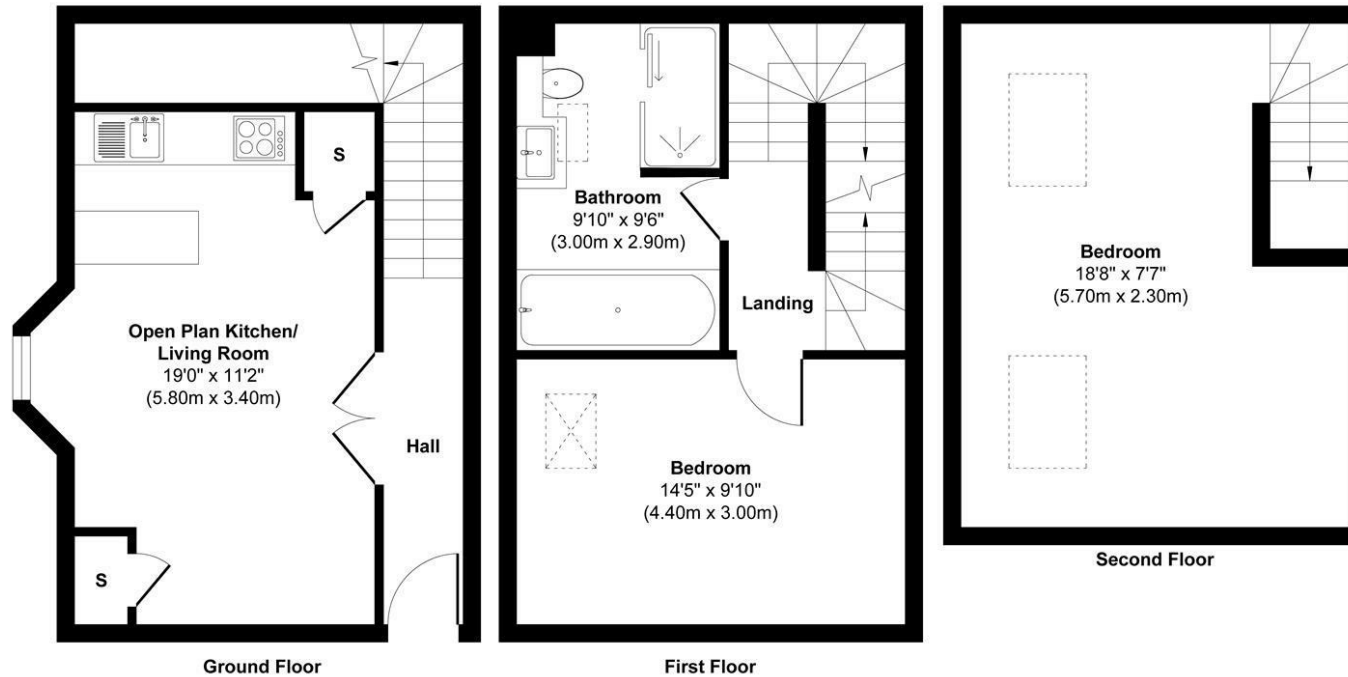
The Royal Burgh of Culross (National Trust for Scotland) lies 12 miles west of the Forth Road Bridge and is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.





This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.