



Morgans

PROPERTY

4c Sandhaven, Culross, KY12 8JG

Offers Over £134,950



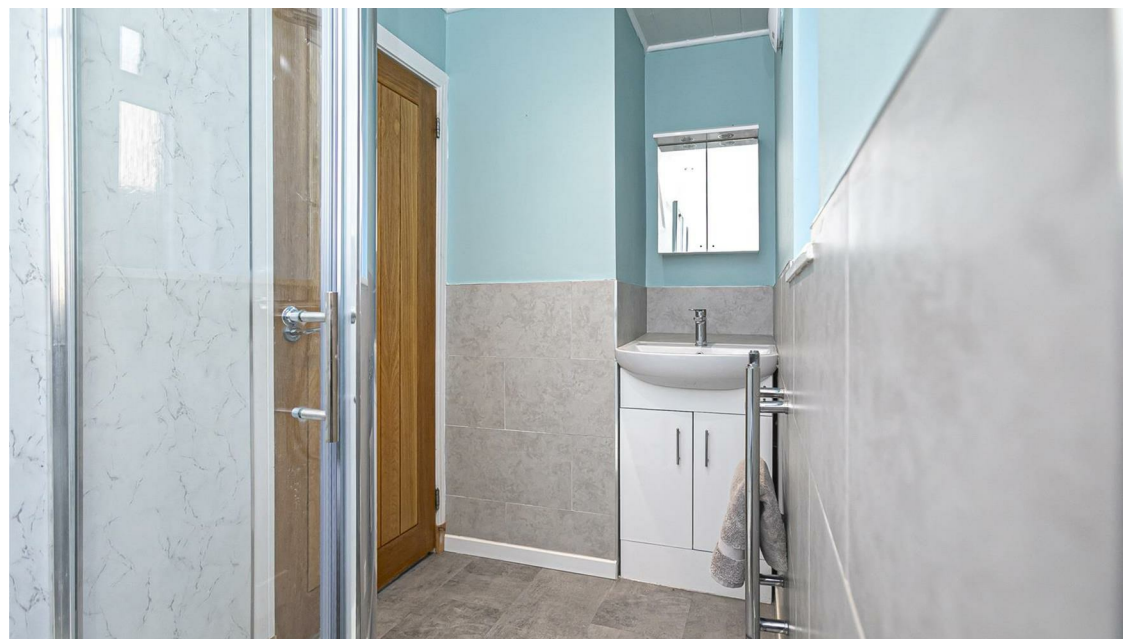








We are delighted to bring to the market this unique ground floor garden apartment set within a two storey block dating back to 1612. This charming renovated apartment is modern throughout and would ideally suit any discerning buyer looking for a ground floor property within this sought after West Fife village. The accommodation is well presented and briefly comprises entrance vestibule, lounge with feature wood burning stove, modern breakfasting kitchen, two bedrooms and stylish shower room. The gardens are shared, mature and well maintained. There is on street parking available and the property is double glazed with gas central heating. 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 carpets, blinds, bathroom and light fittings together with integrated appliances.

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.

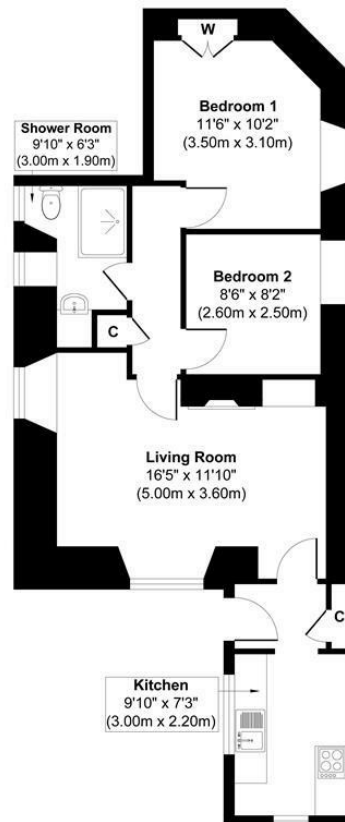








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Approximate Floor Area  
597 sq. ft  
(55.46 sq. m)



Approx. Gross Internal Floor Area 597 sq. ft / 55.46 sq. m  
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Produced by Home Focus Studio LTD



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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.