



M o r g a n s

16 Macdonalds Lands
Culross, Fife, KY12 8JE
Offers in the region of £115,000



16 Macdonalds Lands
Culross
KY12 8JE

Excellent opportunity for first time buyers, small families and couples to live in the idyllic burgh of Culross providing generous accommodation throughout. The subjects are quietly positioned and comprise: entrance vestibule, hallway, lounge, kitchen. two double bedrooms and bathroom. The property benefits from double glazing, electric heating and ample storage with built in cupboards and wardrobes in rooms and hallways. There are gardens/drying green, two storage cellars, a shared bin storage area and courtyard. Private residents parking. Early entry available. EPC RATING E



LOCATION

Culross lies 4 miles from the Kincardine Bridge with easy access by way of motorways to Stirling, Glasgow and the West whilst 12 miles west is the M90 motorway and Forth bridges with direct links to Edinburgh, Perth and Dundee. The Royal Burgh of Culross (National Trust for Scotland) 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' natural beauty. It benefits from a full range of local amenities, primary school, cafe, Red Lion Inn and of course the historical Palace and grounds. 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.

MEASUREMENTS

LIVING ROOM 18'8 x 10'6

KITCHEN 10'10 x 8'6

BEDROOM 1 15'1 x 10'2

BEDROOM 2 15'1 x 9'2

BATHROOM 6'7 x 6'7

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and light fittings together with any integrated appliances.

VIEWINGS

By appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

On entering the village from the east of Culross progress to the post office and from there take the second turning on your right up the cobbles onto Back Causeway where you will see private parking on your left hand side namely MacDonalds Lands. The property is accessed via steps into the courtyard as signposted.

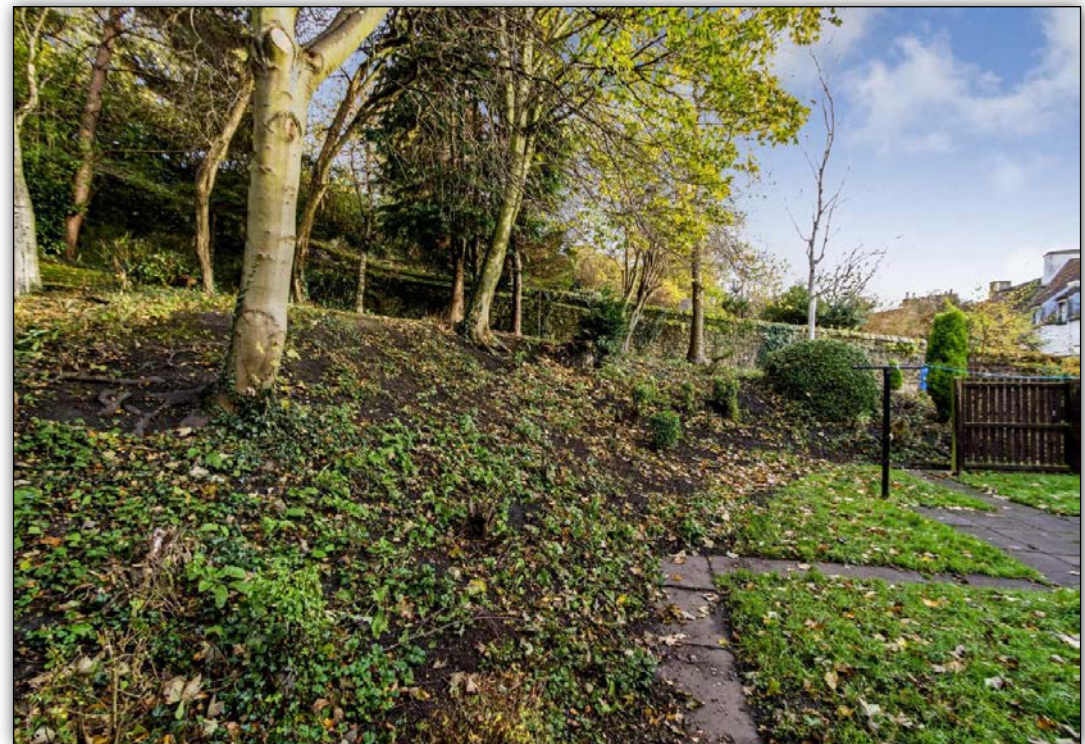
MORGANS PROPERTY PACKAGE

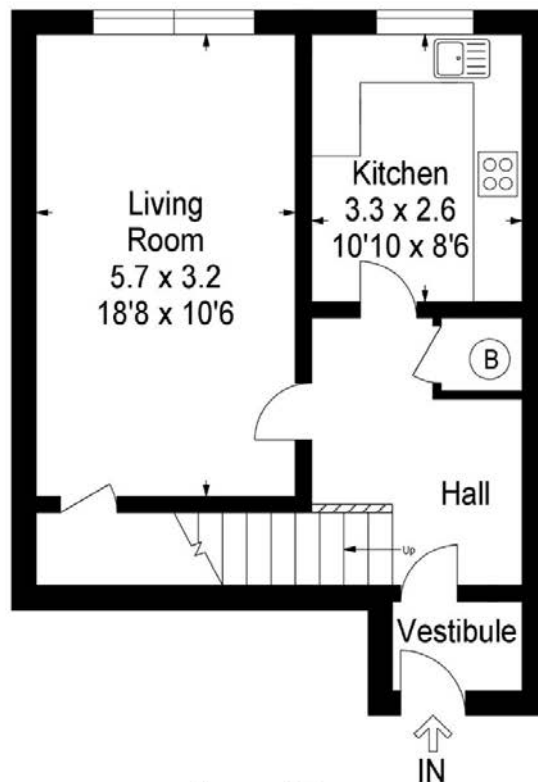
We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

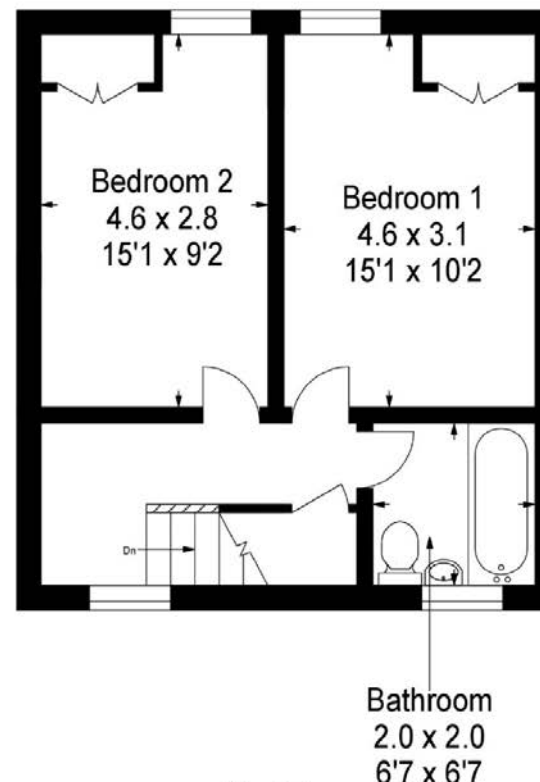
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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