



Morgans

PROPERTY

Lower Neuk Low Causeway, Culross, KY12 8HL

Offers Over £259,950



3



2



1





Charming ground floor garden apartment



Superb 16ft lounge with fireplace



Fitted kitchen/dining room



EPC Rating -



Three well-sized bedrooms



Principal bedroom with ensuite



Separate family shower room



Council Tax Band -





Welcome

Stunning and spacious three-bedroom ground floor garden apartment which offers over 1,000 square feet of well-planned single-storey living. A welcoming porch leads through to the central hallway, with a useful utility room. The lounge is a particular highlight, extending to nearly 17 feet square and offering excellent flexibility for both relaxing and entertaining with a working fireplace. The kitchen/dining room sits at the front of the property, fitted with a good range of units and space for both cooking and casual dining. Three bedrooms are well-proportioned, with the principal bedroom benefiting from its own en suite bathroom with hand held shower. A separate shower room serves the remaining bedrooms, with additional cupboards providing valuable storage. Set on Low Causeway, the property enjoys a desirable setting with easy access to local amenities and transport links, making it an excellent choice for a range of buyers. There is the added benefit of beautiful gardens and grounds with shared drying green along with metal storage shed and a private section of garden at the top of the garden with decking with views over Culross and the firth of forth.



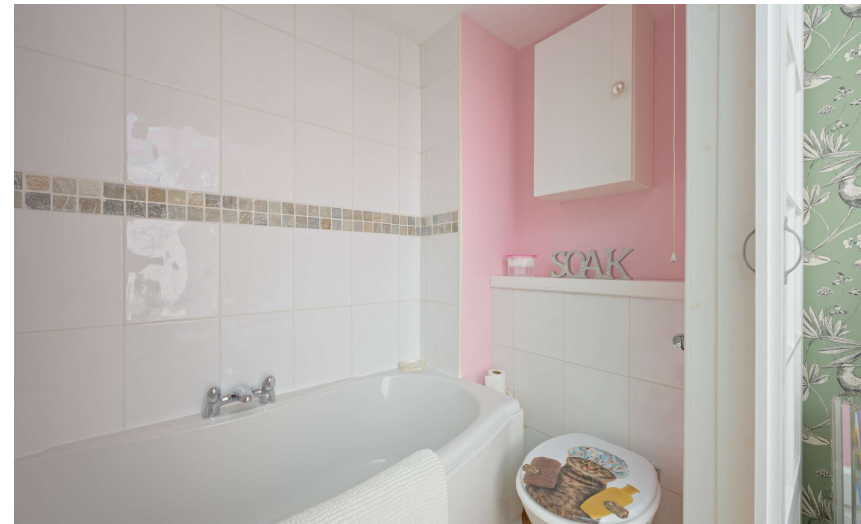


EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and white goods.

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.









Culross

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.

Morgans Property Package

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

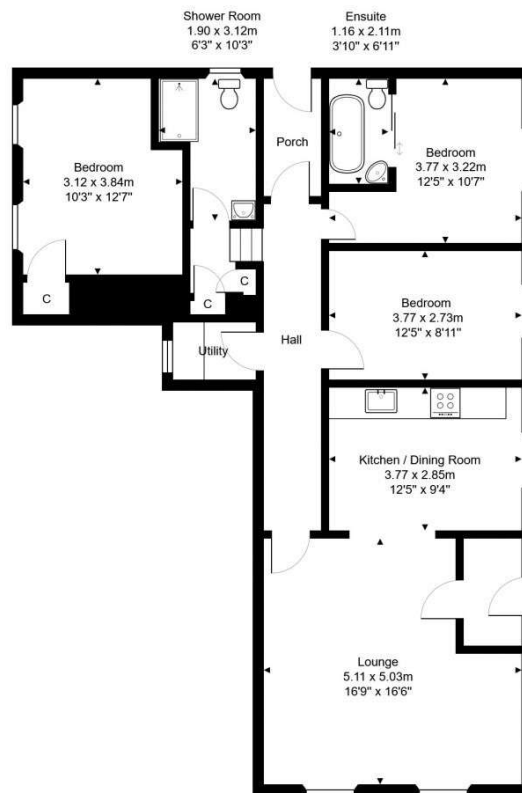


The Neuk, Low Causeway, Culross, KY12 8HL

Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only

Morgans
SOLICITORS



Ground Floor

Morgans

PROPERTY

SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



espc

rightmove

ZOOPLA

naea | propertymark
PROTECTED

OnTheMarket

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.