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THISTLE COTTAGE, LOW CAUSEWAY *CULROSS, FIFE KY12 8HN*





Thistle Cottage, Low Causeway

IMPRESSIVE 17TH CENTURY 5 BEDROOM COTTAGE WITH OUTSTANDING GARDEN IN ONE SCOTLAND'S MOST PICTURESQUE VILLAGES!

Wake up every day to wonderful views across the Firth of Forth from this delightful 17th Century Cottage in the heart of one of the most picturesque villages in Scotland.

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market a rare opportunity to own a substantial, 'C' Listed 17th Century Cottage boasting 5 bedrooms, generous lounge/dining, large breakfasting kitchen, 3 bathrooms, study and south-facing conservatory in a picture postcard location that includes a wonderful, mature 'hidden' cottage garden with high hedge/stone-walled surround offering a high degree of privacy in sunny south-facing position with private parking and its own double garage.

Situated in the heart of this historic and highly regarded Royal Burgh of Culross, this exceptional home has been sympathetically extended to provide spacious, comfortable accommodation on two floors, enjoying extensive views over the Firth of Forth that cannot fail to impress, with a flexible layout that will undoubtedly appeal to a wide variety of potential purchasers.

Early viewing is highly recommended to fully appreciate the accommodation offered.

Offers Over £495,000





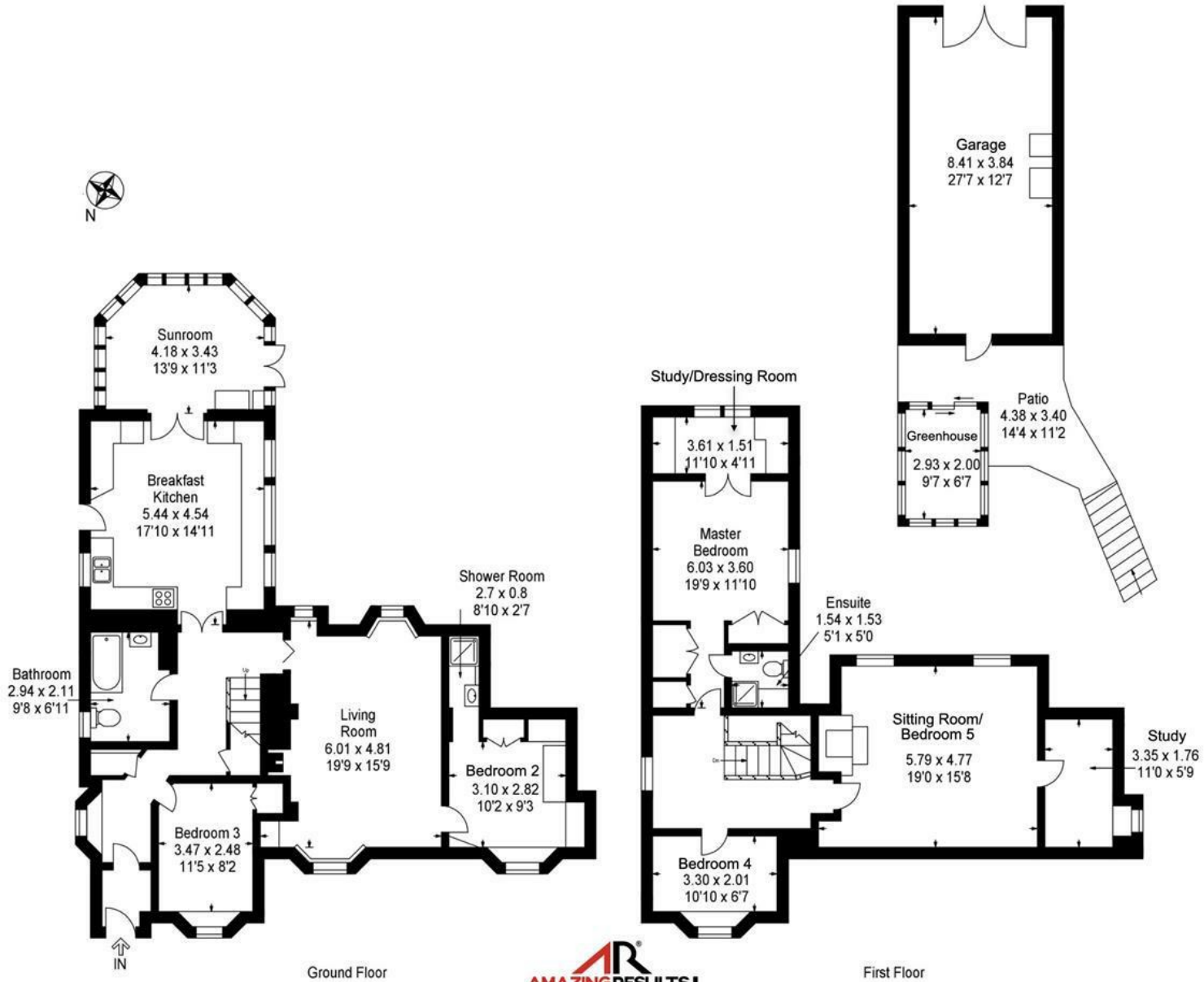
DESCRIPTION

Thought to date back to 1660, this substantial family home enjoys instant kerb appeal and provides easy modern living that belies its historic appearance that includes considerable charm and character combined with the practicalities of modern living.

The accommodation on the ground floor comprises vestibule, welcoming reception hall with handsome carpeted stair to upper floor, bedroom 3, refitted family bathroom with underfloor heating, spacious lounge with feature multi-fuel stove, timber mantelpiece and York stone hearth, bedroom 2 with archway to ensuite shower room. There's a lovely kitchen/breakfast room with built-in appliances and exposed pitch pine beams that will delight all who view with large double doors opening to a spacious and private hardwood conservatory enjoying views over the private garden grounds.

The upper floor comprises a bright, spacious landing, a generous master bedroom boasting an en-suite shower room, ladies and gents built-in wardrobes and a delightful study/dressing room with stunning views across the firth of Forth and beyond. A 4th bedroom and an additional beautifully proportioned sitting/TV room or substantial 5th/guest bedroom with feature fireplace that cannot fail to impress. There is also an annexe off this room, presently utilised as a formal study with flexible use.





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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SITUATION

Thistle Cottage sits peacefully within the heart of the conservation village of Culross, a lively, friendly community, in superb setting of white-harled 16th & 17th century houses with red pan-tiled roofs and cobbled streets. 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". The Royal Burgh lies 12 miles west of the Forth Road Bridge and is a beautiful and historic coastal village dating back to medieval times. 16th & 17th Century Culross was a thriving community and sea port looking out across the River Forth and an ochre-coloured Culross Palace with its beautifully reconstructed period garden, complete with herbs, fruit and vegetables, and rare Scots Dumpy hens sits at centre of The Royal Burgh.

Culross now has a vibrant social community for both adults and children and has 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

- Impressive 'C' listed 17th Century Family Home
- Sought-After Conservation Village Of Culross
- Character & Charm
- Comfortable Lounge/Dining Room With Multi-fuel Stove
- Large Family kitchen With Appliances
- Spacious Hardwood Conservatory
- 5 Bedrooms
- Study
- 2 En-Suites
- Family Bathroom
- Outstanding Mature Cottage Garden
- Private Parking & Tandem Double Garage
- Gas Heating

GARDENS, GARAGE & PARKING

Thistle Cottage boasts a wonderful, colourful 'hidden' cottage garden with high hedge/stone-walled surround offering a high degree of privacy including greenhouse, pear, plum and apple trees. Facing

South and providing a very private and peaceful setting, the mature garden has been designed to incorporate a variety of different areas linked by paved areas and gravelled walkways. Planting is primarily perennials, flowering shrubs and small trees which provide colour and interest throughout the year.

There are two patio areas, a raised seating area with wonderful open views across the Firth of Forth and a unique feature stone archway that will delight all who walk through this beautiful private garden. External lighting. Door to garden lane to side of property with gate leading to Low Causeway. Greenhouse.

Of particular interest to all prospective purchasers will be the substantial tandem garage (8.54mx4.16m) which is constructed under a pan-tile roof with concrete floor and double doors at the end of the garden grounds. To the front of the garage and approached via a cobbled lane is a car parking area on the North bank of the Firth of Forth. Provides light & power.

EXTRAS

All fitted floor coverings, blinds, built-in kitchen appliances and greenhouse are included in the purchase price.

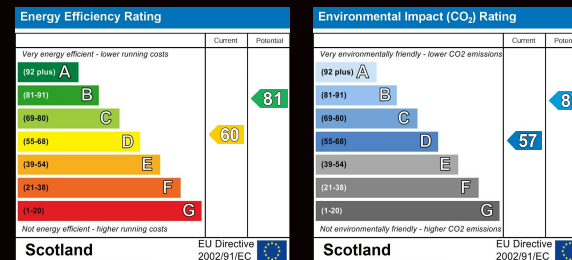
ARRANGE A VIEWING

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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