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SHORE HOUSE, LOW CAUSEWAY *CULROSS, KY12 8HL*







Shore House, Low Causeway

A RARE FIND IN THIS PICTURESQUE 17TH CENTURY VILLAGE LOCATION ...

An outstanding modern Family Home on the edge of the historic conservation village of Culross, one of West Fife's most sought-after village addresses with stunning coastal views across the Firth of Forth and Lothian skyline beyond.

AMAZING RESULTS!™ Estate Agents are delighted to offer to the market this most impressive architect designed 4 bedroom, 3 reception, 5 bathroom Detached Family Home offering the most exquisite views and with lovely private south-facing garden, quietly located at the head of a small prestigious cul-de-sac on the edge of Culross village.

Offers Over £510,000





DESCRIPTION

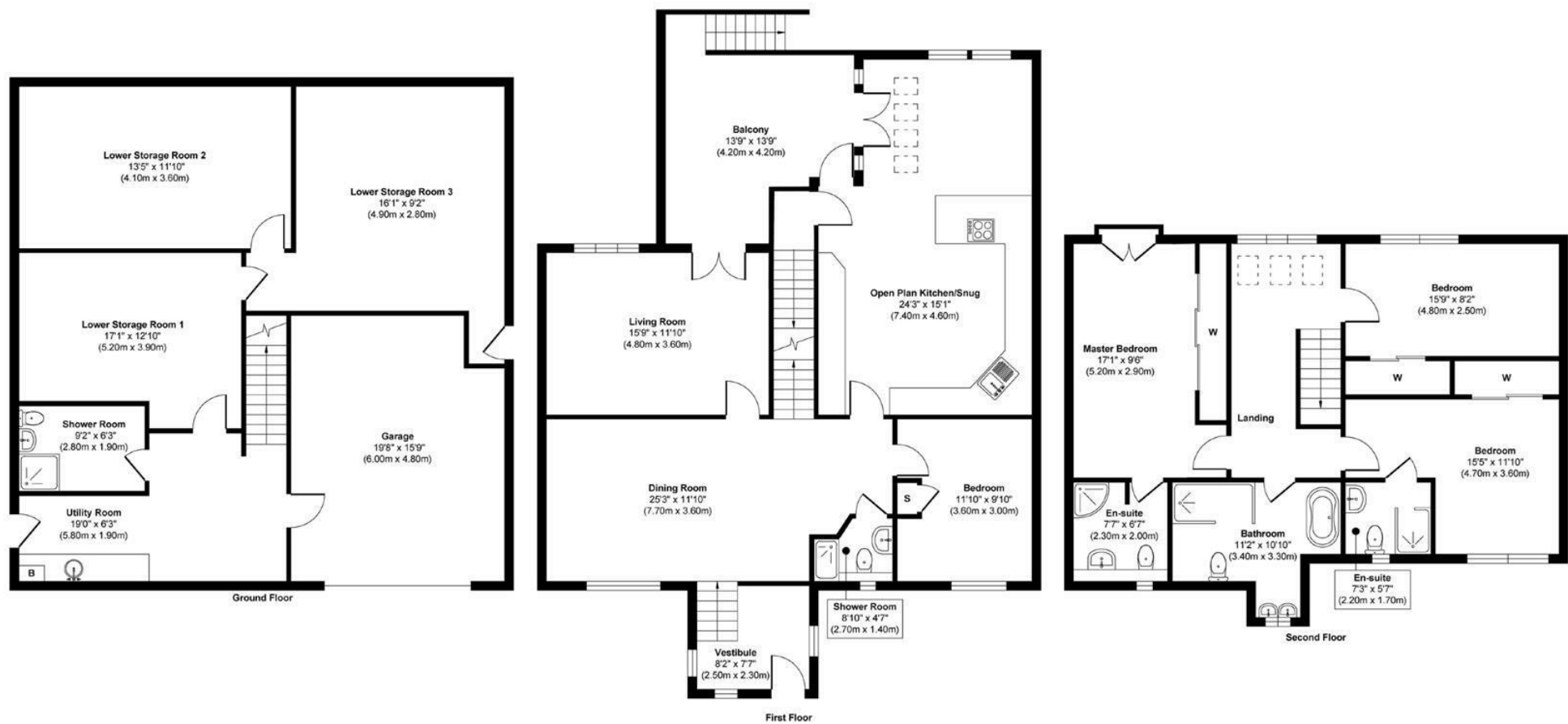
Shore House is a most impressive high-quality family home offering immaculate very spacious and bright contemporary accommodation in a charming sought-after established setting with fine views to the Firth of Forth.

An exquisite and extremely rare modern, architect-designed, detached house in the historic village of Culross with generous parking, double garage and enclosed private south-facing gardens. This substantial three-storey home offers exceptional family living with beautifully proportioned accommodation comprising at the heart of the house, an excellent very well-appointed modern fitted kitchen complete with built-in appliances including breakfast bar on a semi-open plan basis with the delightful family room that will impress all who view offering access to a wonderful balcony area. The main living room is bright and spacious, with doors opening directly out onto the idyllic south-facing balcony enjoying picturesque riverside views. The separate well-proportioned dining room is ideal for entertaining and completing the accommodation at this level is the modern shower room and fourth bedroom/study. A timber stair rises from the dining hall leading to a bright, spacious landing. Upstairs there are two double bedrooms with fitted wardrobes and en-suite facilities with a further double bedroom and stunning family bathroom.

A particularly noteworthy part of this spacious family home boasts three generous, flexible-use rooms at lower ground level currently used as storage and for business purposes as well as a separate shower room, utility and integral double garage – this is a superb space with considerable potential and, subject to consents, clear scope for the creation of a self-contained granny flat, business annexe or similar. There is also internal access to the integral double garage from this level.

Offering fantastic pristine spacious family accommodation of a very high quality, excellent modern properties like Shore House are rarely available on the open market in Culross. Early viewing is advised. Please call your local professional Estate Agent Colin Jenkins today for an appointment to view. 01383 699000 | 07977 170505.





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

KEY FEATURES

- Architect Designed Detached Family Villa on 3 levels
- Immaculate, very spacious contemporary accommodation
- Charming sought-after setting on edge of historic village
- Superb views across the Firth of Forth
- 4 bedrooms, 2 en-suite
- 3 reception rooms
- South-facing balcony
- Kitchen/breakfast room (appliances)
- Utility Room
- 2 additional shower rooms & family bathroom
- 3 generous storage rooms with excellent potential
- Gas central heating and double glazing
- Double garage, driveway parking
- Private south-facing gardens

SITUATION

Shore House is set back off the main road at the head of a small private cul-de-sac on the edge of the conservation village of Culross. A lively, friendly community, 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".

Culross enjoys a superb riverside setting on the Firth of Forth with its white-harled 16th and 17th century houses and cobbled streets including an ochre-coloured Palace with its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpty hens sitting at the centre of The Royal Burgh. Culross is a beautiful and historic coastal sea-port village dating back to medieval times yet lying just 12 miles west of the Forth Road Bridge and now has a vibrant social community for both adults and children with 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.

This very special home is superbly located for the many brilliant amenities and facilities at the nearby city of Dunfermline, 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.

GARDENS & GARAGE

The garden has been landscaped for low maintenance living and has ample space to entertain, its southerly aspect also makes it a great sun trap. A delightful private split level garden with fence surround including raised lawned area and sunny paved patio. There are stone chipped and pebbled areas as well as a generous monobloc driveway leading to a large integral double garage.

EXTRAS

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

ARRANGE A VIEWING

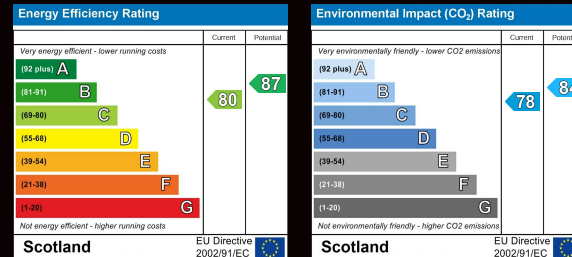
Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. AMAZINGRESULTS.com.

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