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MINTLEA COTTAGE, SANDHAVEN *CULROSS, KY12 8JG*







Mintlea Cottage, Sandhaven

THIS TRADITIONAL 2/3 BEDROOM 'B' LISTED COTTAGE WITH PRIVATE WALLED GARDEN AND COBBLED PARKING COULD BE YOUR WONDERFUL RETREAT IN THE HEART OF THE SOUGHT-AFTER AND PICTURESQUE VILLAGE OF CULROSS!

Packed with character and charm, this delightful Cottage boasts a beautiful lounge with feature fireplace, dining room, fitted kitchen, garden room/bedroom 3, master bedroom with ensuite shower room, further double bedroom, large box room and family bathroom in a picture postcard location within a medieval street that includes a lovely, easily maintained private walled garden and cobbled parking spaces.

Offered 'For Sale' with Colin Jenkins of AMAZING RESULTS!™ Estate Agents, early viewing is highly recommended to fully appreciate the accommodation, location and character offered.

Offers Over £330,000





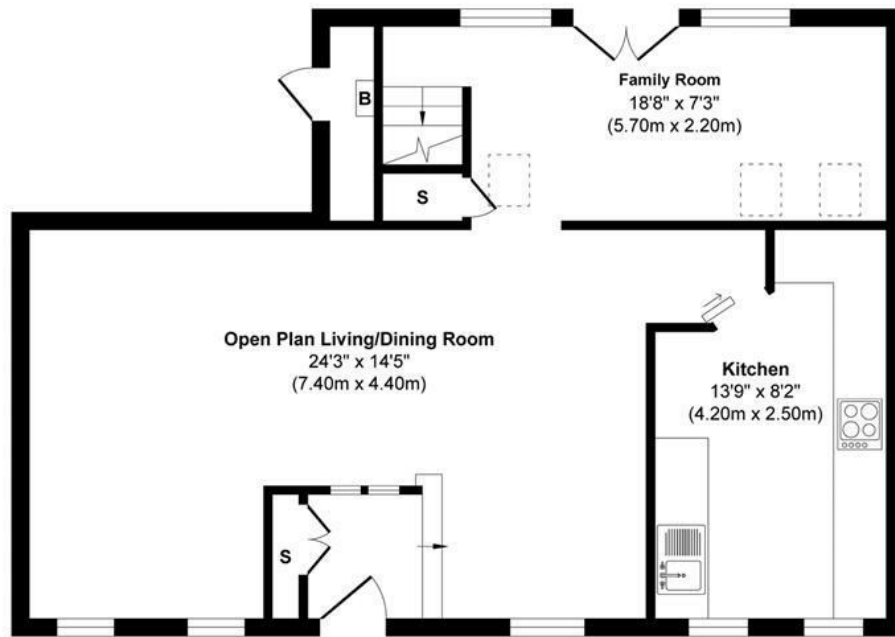
DESCRIPTION

Located in the heart of the historic conservation village of Culross on the banks of the Firth of Forth tucked away in a delightful hideaway setting amongst picturesque white-harled 16th and 17th Century houses with red pan-tiled roofs and cobbled streets only a few yards from the ochre-coloured Culross Palace, this traditional 'B' Listed 2/3 bedroom, 2 reception Cottage dating back to the 1600's enjoys instant kerb appeal within of one of the most sought-after historical villages in Scotland. With considerable charm and character this impressive home includes a feature fireplace, sash and case, leaded and stained glass windows overlooking an attractive cobbled lane, solid hardwood flooring, delightful nooks and crannies and a beautiful private cottage garden that will delight all who view!

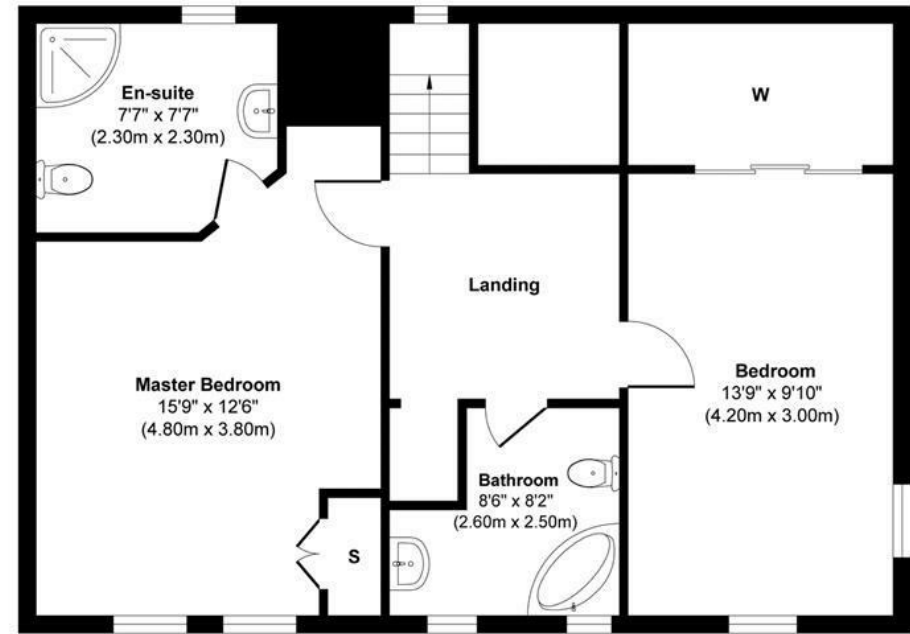
The accommodation on the ground floor comprises entrance, large dining room on a semi-open plan basis from the comfortable living room with feature fireplace, good-sized fitted kitchen and a bright garden room or possible 3rd bedroom with flexible use completing the ground floor.

The upper floor includes a spacious landing leading to a master bedroom that cannot fail to impress boasting an en-suite shower room and views overlooking a quiet cobbled lane. There's a further good-sized double bedroom, a substantial box room offering further potential and split-level bathroom. A generous floored attic space is accessed from the landing.





Ground Floor



First Floor



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

LOCATION

Mintlea Cottage sits peacefully within the heart of this idyllic conservation village, a lively, friendly community, Culross is one of the most complete examples in Scotland of a 17th Century Royal Burgh. Culross is a beautiful and historic coastal sea-port village dating back to medieval times with an ochre-coloured Palace and its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpy hens sitting at the centre. Lying just 12 miles west of the Forth Road Bridge Culross 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.

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

- Charming 'B' Listed Cottage
- In Heart Of The Conservation Village Of Culross
- Hideaway Location Just Yards From Culross Palace
- Delightful Lounge With Feature Fireplace
- Dining Room
- Good-Sized Kitchen
- Garden Room/Bedroom 3
- Master Bedroom With En-suite
- Further Double Bedroom And Boxroom
- Bathroom
- Gas Heating
- Private walled Garden
- Cobbled Parking

EXTRAS

All fitted floor coverings, blinds and shed are included in the purchase price.

PARKING & GARDENS

In front of the Mintlea Cottage there's a private parking area tucked away in this quiet cobbled lane. To the rear of the Cottage is a delightful secluded walled cottage garden. As you enter the garden from the garden room there are numerous seating areas and beautiful paving which leads round to a terraced planted garden with beautiful stone walled surround. There is also a storage cupboard (lockable) for garden implements. Steps lead to another raised seating area maximising the sunny aspect.

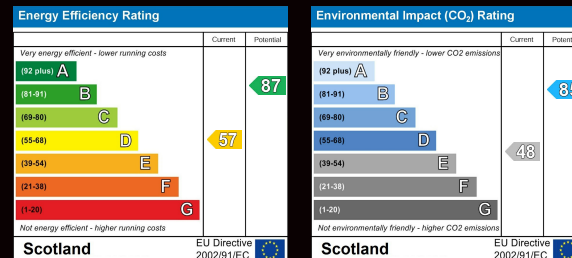
ARRANGE A VIEWING

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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