



LUXURY HOMES COLLECTION

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**20 MID CAUSEWAY** *CULROSS, KY12 8HS*





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THE PROFESSIONAL ESTATE AGENTS ●



# 20 Mid Causeway

A charming 'B' Listed 17th Century Cottage boasting 2 double bedrooms, bright, spacious lounge with 5 sash & case windows overlooking cobbled street and gardens, welcoming reception hall with feature stair rising to upper level, superb refitted bespoke kitchen, refitted shower room and boxroom/study in a picture postcard location within a medieval cobbled street that includes a beautiful cottage garden, its own substantial garage and cobbled parking.

AMAZING RESULTS!™ are delighted to offer to the market a rare opportunity to own an outstanding, one-of-a-kind traditional Cottage that will undoubtedly appeal to a wide variety of potential purchasers.

Early viewing is highly recommended to fully appreciate the accommodation, location, gardens & garage offered.

**Offers Over £285,000**





## DESCRIPTION

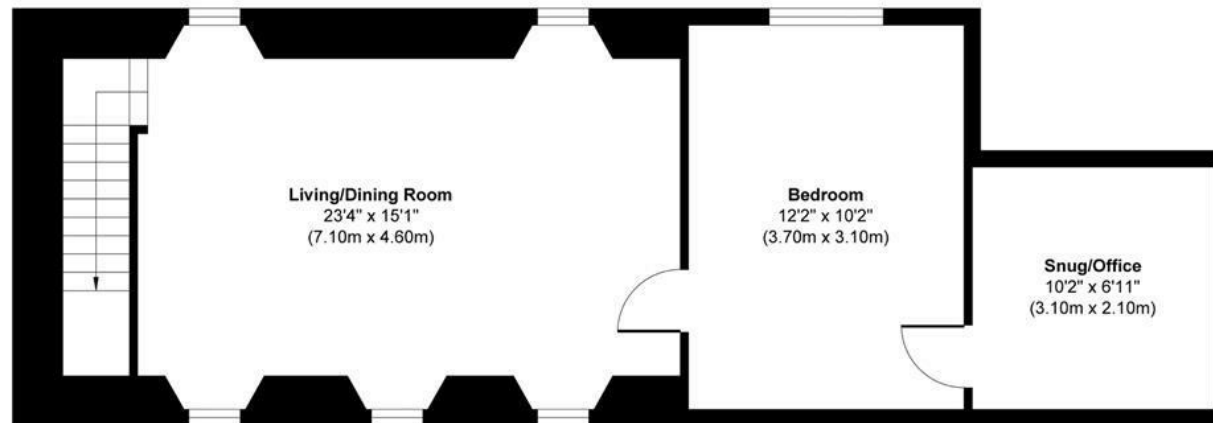
Dating back to 1680, this delightful home enjoys instant kerb appeal in one of 'the' cobbled streets within the heart of the picturesque conservation village of Culross offering considerable charm and character including its own large garage and a beautiful cottage garden that will delight all who view!

Offering beautifully presented and tastefully modernised accommodation throughout. With a bright, welcoming layout, you'll love the homely and quaint appeal that comprises on the ground floor a welcoming reception hall with parquet flooring and feature stair rising to the upper floor, good-sized double bedroom, superb bespoke refitted kitchen complete with built-in appliances and large refitted shower room.

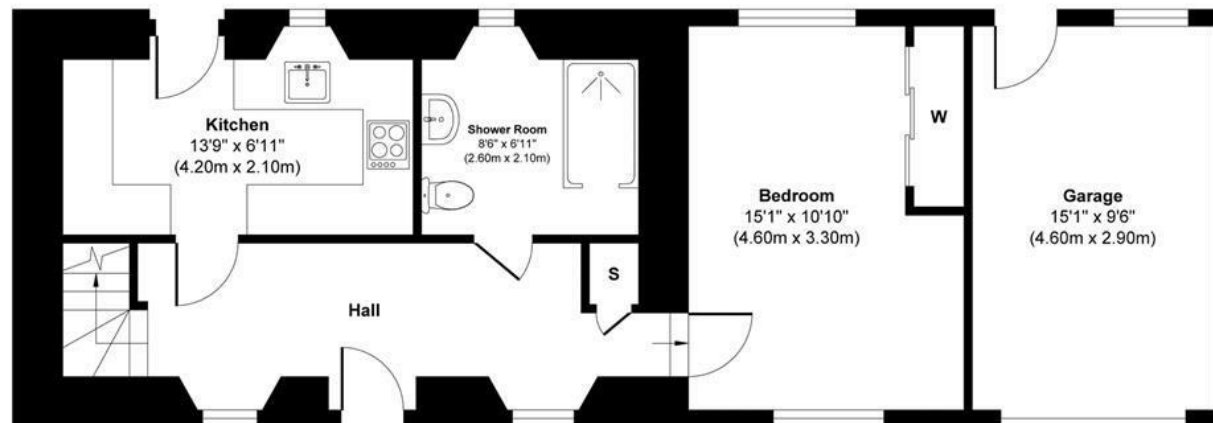
The upper floor includes a bright, beautifully proportioned lounge that cannot fail to impress boasting 5 sash and case windows overlooking the cobbled street of Mid Causeway and views across gardens to the rear. There's a further good-sized double bedroom with door leading to a box room currently utilised as an office.

Don't miss this one! Call your local Professional Estate Agent Colin Jenkins today to book your viewing appointment. 01383 69900 | 07977 170505.





First Floor



Ground 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

Take a step back in time to 17th-century Scotland when you visit the historic village of Culross on the banks of the Firth of Forth. Culross is one of Scotland's best-preserved and prettiest 17th-century villages and famous for its role in the TV series Outlander, so fans definitely need to visit.

This home 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 Royal Burgh in superb setting of white-harled 16th and 17th century houses with red pan-tiled and cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpy 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.

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 17th Century Cottage
- Sought-After Village Setting
- Character & Charm
- Bright Spacious Lounge
- Beautifully Refitted Bespoke Kitchen
- 2 Double Bedrooms
- Boxroom/Office

- Superb Refitted Shower Room
- Gas Heating
- Own Cottage Garden
- Cobbled Parking
- Large Garage

## GARDENS & GARAGE

No. 20 Mid Causeway boasts a wonderful cottage garden with part stone-walled and fence surround. Mainly of traditional paving for ease of maintenance with attractive borders, seating area and mature trees that will delight all who view! Of particular note to potential purchasers will be the generous garage with power & light adjacent to the property.

## EXTRAS

All fitted floor coverings and built-in kitchen appliances are included in the sale.

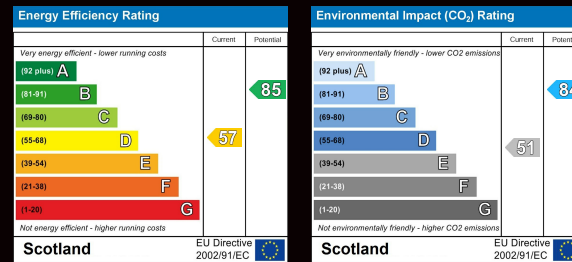
## ARRANGE A VIEWING

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. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

## FREE PROPERTY VALUATIONS

Find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Colin Jenkins. 01383 699000 | 07977 170505. Awarded Scotland's 'Top Performer' by GetAgent and rated 4.8/5.0 by Google customer's reviews, we're an experienced team who you can trust to get you the best offers for your home. Open until 8pm, 7 days a week.

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**What's your home worth?** We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

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