



Morgans
PROPERTY

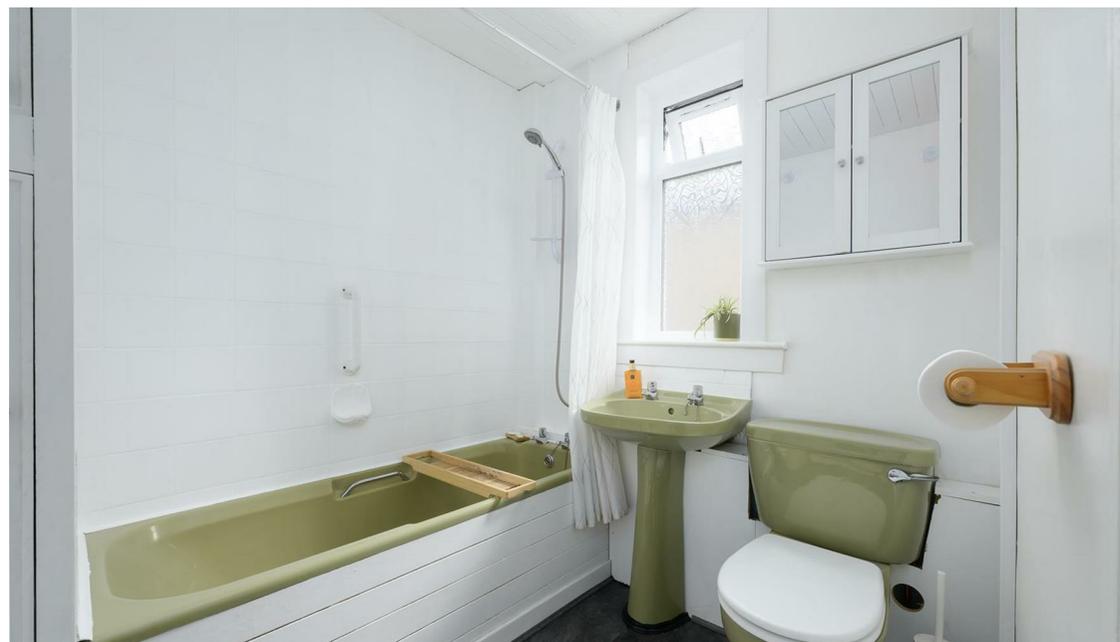
5 Balgownie West, Culross, KY12 8JL
Offers Over £229,950







Rarely available in today's market is the opportunity to acquire this spacious semi detached villa, ideal for families and couples, offering generous accommodation throughout. Situated on the West Fife coast with direct access onto the coastal path and waterside. The woodland backdrop makes this an idyllic setting within this ever popular village. The property has beautiful views and is not overlooked from the gardens. The subjects are offered in nice condition and well presented briefly comprising entrance vestibule, hallway, lounge, breakfasting kitchen and family bathroom. On the upper level there are three double bedrooms and w.c facilities. Access to attic. There are private well maintained gardens to the front and rear which are fully enclosed providing a child and pet safe environment. An idyllic haven. Double driveway leads to garage and ample off visitors parking.





LOCATION

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.

EXTRAS INC. IN SALE/AGENTS NOTE

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

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.







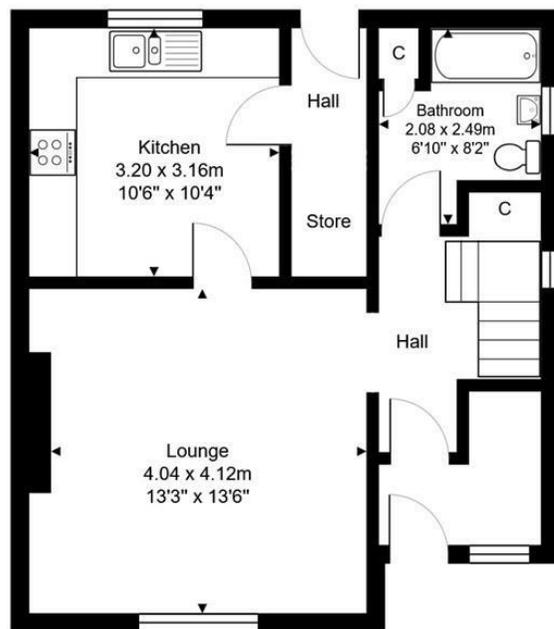
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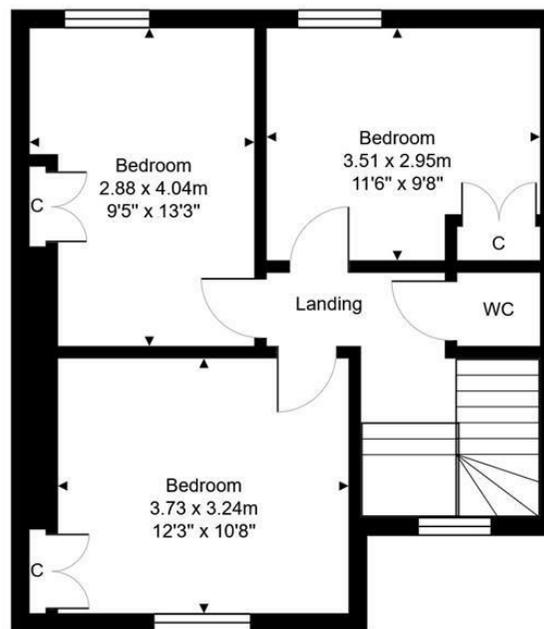
Total Area: 92.1 m² ... 991 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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PROTECTED

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.