



ERSKINE BRAE CULROSS | OFFERS OVER £119,950

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ERSKINE BRAE

CULROSS

£119,950

Just SOLD! - Similar properties required.

Enjoying a superb elevated position in the charming location of Erskine Brae, Culross, this delightful two-bedroom Lower Villa Main Door Flat offers a unique blend of comfort and stunning scenery. Spanning an impressive 753 square feet, the property is designed to provide a bright and spacious living experience, making it an ideal choice for those seeking a tranquil retreat.

One of the standout features of this property is its own private garden, complete with a raised decked area offering wonderful southerly views across the Firth of Forth that will delight all who view, providing an idyllic setting for enjoying the outdoors or entertaining guests.

This charming flat could very well be your dream home in one of Scotland's most captivating locales, where history and natural beauty converge. Don't miss the opportunity to make this enchanting property your own.

DESCRIPTION

Upon entering, you are welcomed by a reception hall that leads into a generous lounge with dining area. This inviting space boasts captivating views overlooking the picturesque 17th-century cobbled streets, Culross Palace and a magnificent bird's-eye view across the Firth of Forth. The flat is further enhanced by a superbly refitted kitchen, equipped with built-in appliances and framed by delightful panoramic vistas, making it a perfect spot for culinary enthusiasts.

The property comprises two well-proportioned double bedrooms, ensuring ample space for relaxation and rest. The bathroom is conveniently located, adding to the overall functionality of the flat. With gas heating and double glazing throughout, comfort is assured in all seasons.

Early viewing is highly recommended to fully appreciate the picturesque location, spacious accommodation, south-facing garden and truly exceptional views offered with this outstanding 2 bedroom home.

LOCATION

No. 5 Erskine Brae enjoys a superb elevated setting in the picturesque village of Culross. 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.

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

- Spacious Main Door Lower Villa Flat
- Picturesque Coastal Village!
- Wonderful Panoramic Views
- Generous Lounge
- Attractive Re-Fitted Kitchen (Built-In Appliances)
- 2 good-Sized Double Bedrooms
- Stylish Bathroom
- Gas Heating & Double Glazing
- South-Facing Gardens
- Cellar

EXTRAS

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

GARDEN GROUNDS

To the front of the property there is a fenced area of lawned garden. The wonderful rear garden has a raised decked area offering outstanding southerly aspects overlooking picturesque Culross, the Palace, the ancient harbour and beyond to the Firth of Forth that will impress all who view!

Additionally, the flat includes a cellar measuring approx. 3.46m x 1.78m (11'4" x 5'10") with light, power, and heating, offering excellent storage.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property today. 01383 699 000.

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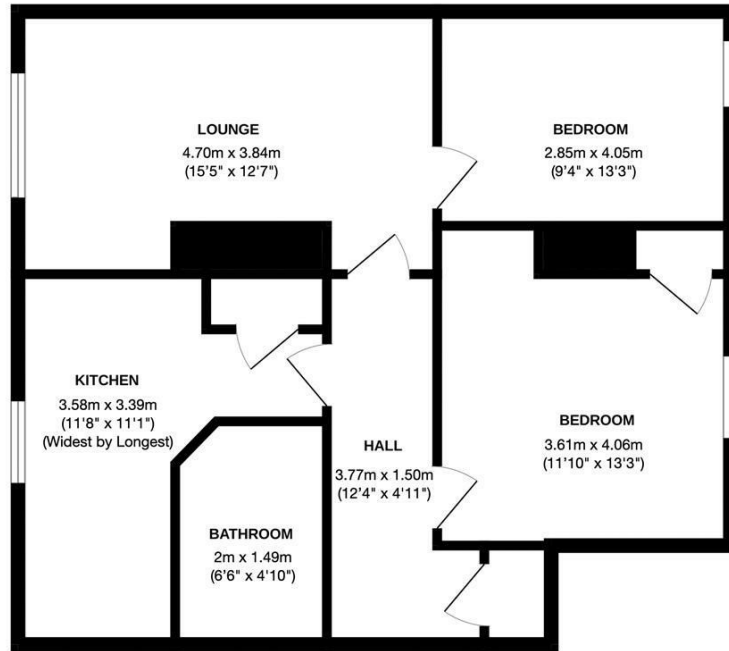
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Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	72 77	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>Scotland EU Directive 2002/91/EC</p>		<p>Scotland EU Directive 2002/91/EC</p>	



To view this property call Colin Jenkins on 0800 999 1565



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