



LUXURY HOMES COLLECTION

AMAZINGRESULTS

THE FINEST HOMES IN THE BEST LOCATIONS

WWW.AMAZINGRESULTS.COM

THE OLD HALL, LITTLE CAUSEWAY CULROSS, KY12 8HP





AR
AMAZINGRESULTS!
THE PROFESSIONAL ESTATE AGENTS



The Old Hall, Little Causeway

Take a step back in time to 17th-century Scotland when you visit the picturesque village of Culross and view this stunning 3 bedroom home dating back to 1883.

A magnificent 'C' Listed property imaginatively designed for modern life, it blends character & charm with the modern, right in the heart of Culross and simply has to be on your viewing list!

As you step inside, you'll be greeted by two inviting reception rooms that offer the perfect space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Offered 'For Sale' with Colin Jenkins at AMAZING RESULTS!™ Estate Agents the property, originally built as a Sunday school, boasts a beautifully refurbished interior that seamlessly blends modern amenities with the timeless appeal of a bygone era.

From the moment you arrive, the instant kerb appeal of this home is sure to captivate you, making it a truly unique find in one of the UK's "most beautiful" places to live.

Don't miss this rare opportunity to own a piece of history in a truly special location. Book a viewing today and experience the magic of this one-of-a-kind property for yourself.

Offers Over £310,000



www.AMAZINGRESULTS.com



DESCRIPTION

Located within a medieval cobbled street in the heart of the historic conservation village of Culross, this home offers not just a place to live, but a lifestyle. The village's rich history and sought-after location make it a desirable place to call home for those who appreciate the beauty of the past. The current owners bought Stephen Memorial Hall in 2021 and carried out a painstaking renovation. It is a superior example of how an imaginatively designed historic property can retain a wealth of character & charm. They restored this unique building for luxurious living, creating a modern, energy efficient and open plan living space ideal for entertaining, while using traditional features to create a truly remarkable home.

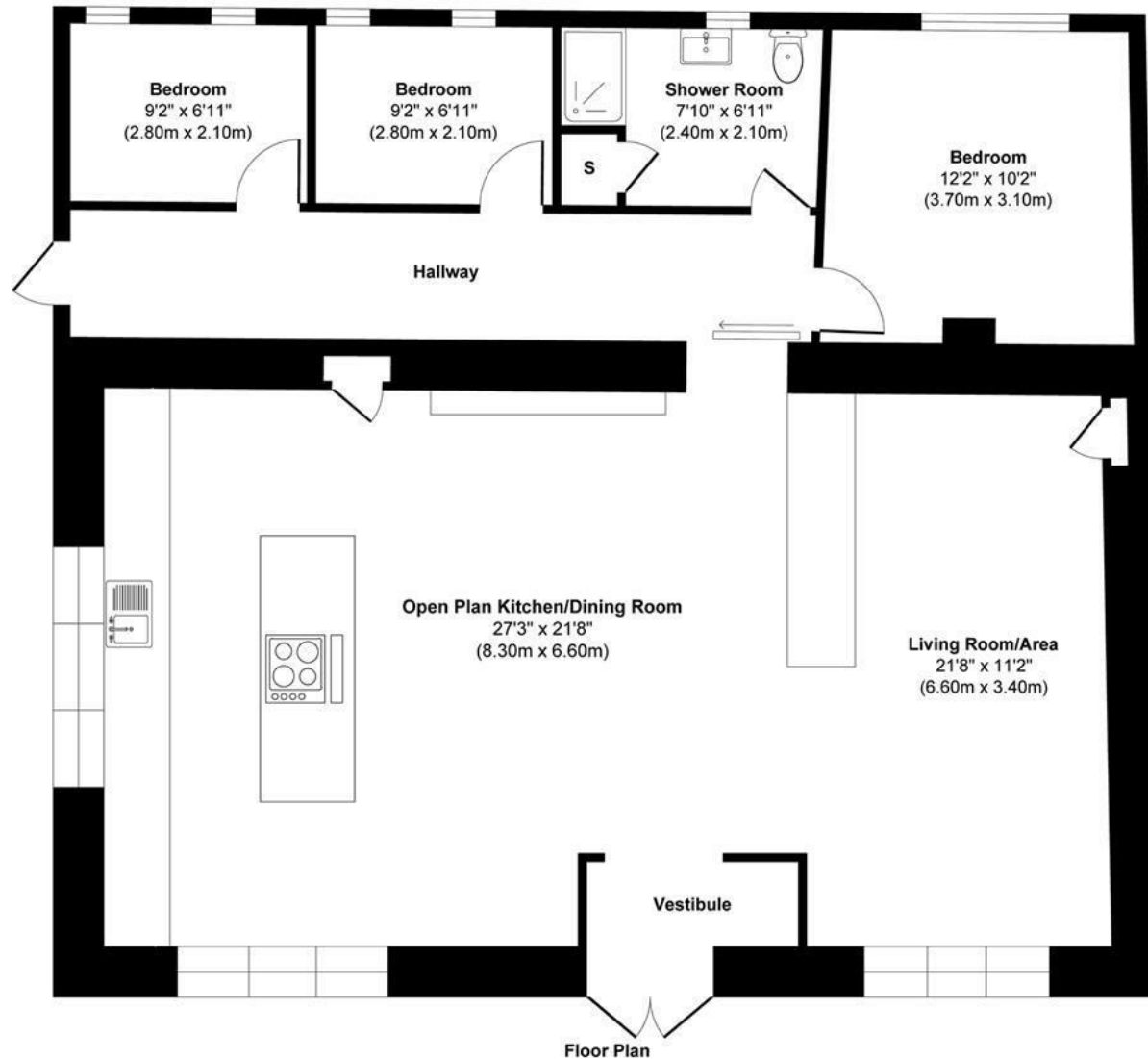
Original timber flooring throughout the main living areas, magnificent 15ft high ceiling, a beautifully designed bespoke kitchen with central island and integrated appliances, three tall tripartite timber frame windows, ornate vented ceiling roses, cornicing, timber wall panelling and a feature fireplace are just a few examples of the high specification approach seen throughout the property.

The mainly all-on-the-level accommodation comprises of a most impressive living room area on a semi open plan layout to the beautifully designed bespoke fitted kitchen, seating and dining area with the focal point being a feature fireplace. The living room, reception and seating area, as well as the dining area and kitchen have near full height windows opening into a small cobbled lane to the south and west, flooding the room with natural light.

Three steps from the main accommodation lead to a large inner hall providing access off to 3 excellent bedrooms and superb modern fitted shower room. The inner hall has a door leading to the cobbled lane of Little Causeway to the side. The property is warmed by low carbon air source heat pumps and electric heaters, all controlled by wifi.

With the benefit of only a small paved area of sunny west-facing garden to maintain, you have all the advantages of the surrounding amenities to enjoy with superb riverside and wooded walks including an award-winning community garden close by (to the east along Low Causeway) and nearby Devilla Forest and many other recreational amenities. With the benefit of no garden ground to maintain, you have all the advantages of the surrounding amenities to enjoy with superb riverside and wooded walks including nearby Devilla Forest and many other recreational amenities.





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

SITUATION

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 17th Century 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 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.

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

- Fully refurbished stone-built single storey home
- Character & charm
- Highly sought-after conservation village
- Beautifully designed bespoke kitchen
- Lounge & seating area with feature fireplace
- Dining area
- 3 bedrooms
- Modern fitted shower room
- Air Source heat pump & electric heating
- Sealed unit double glazing

EXTRAS

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

MORTGAGE ADVICE

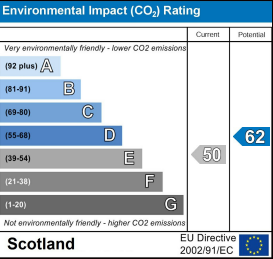
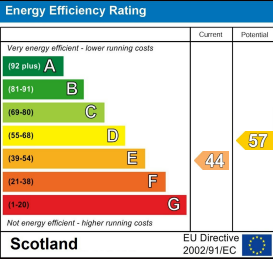
Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. It's fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 01383 6909 000.

PROPERTY TO SELL?

Arrange a free, no obligation property valuation with your local professional Estate Agent, Colin Jenkins today on 01383 699 000 or book a valuation online at AMAZINGRESULTS.com.

Awarded 'Top Performer' by GETAGENT.co.uk and with more than 100+ Google 5-Star Customer Reviews, we're a highly experienced, award-winning Estate Agency team you can trust to sell your property as quickly as possible. Open 7 days a week.

AMAZING SERVICE. AMAZING RESULTS!™





Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

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.

Agents Note: AMAZING RESULTS!™ and its clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere either on their own behalf or on behalf of their clients. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every endeavour is made to ensure accuracy, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents and AMAZING RESULTS! have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

The AMAZING RESULTS!™ Luxury Homes Collection. Registered Office, Dalgety House, Viewfield Terrace, Dunfermline KY12 7HY. 0800 999 1565. sales@amazingresults.com. www.AMAZINGRESULTS.com.

LUXURY HOMES COLLECTION
AMAZINGRESULTS
 THE FINEST HOMES IN THE BEST LOCATIONS
 WWW.AMAZINGRESULTS.COM