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WRIGHTS HOUSE, WEST GREEN *CULROSS, KY12 8JH*

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Wrights House, West Green

In the heart of the picturesque conservation village of Culross, this enchanting 18th Century Cottage offers a unique blend of historical charm and modern comfort. Dating back to 1764, this 'B' Listed property is a rare find, boasting three spacious double bedrooms and two well-appointed bathrooms, making it an ideal family home or a tranquil retreat.

As you step inside, you are greeted by a beautiful lounge featuring a cosy wood-burning stove, perfect for those chilly evenings. The room is bathed in natural light, thanks to the sash and case windows that frame views towards the Firth of Forth and the iconic Culross Palace. The impressive modern kitchen/breakfast room is both functional and inviting, providing a delightful space for family meals and entertaining guests.

The cottage is further enhanced by a luxury shower room, and a charming refitted modern bathroom, ensuring ample space for all your needs. Outside, the south-facing terraced garden is a true gem, offering a serene escape with its delightful landscaping, ideal for enjoying sunny afternoons or hosting gatherings.

Early viewing is highly recommended to fully appreciate the charm and accommodation this remarkable cottage has to offer. Don’t miss the opportunity to make this captivating home your own in the heart of Culross.

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DESCRIPTION

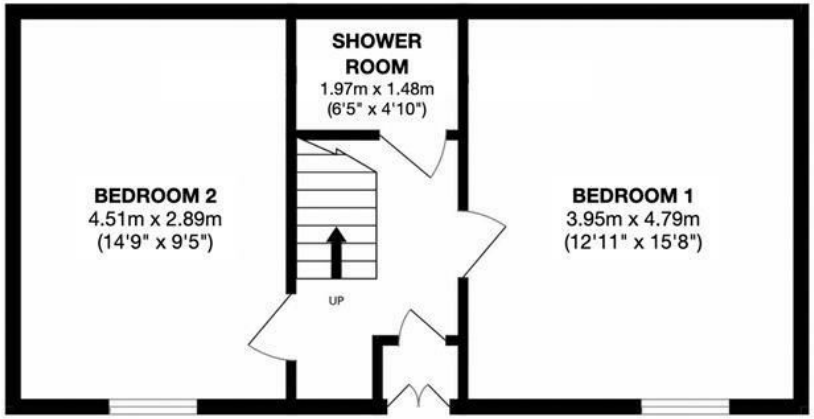
Dating back to 1764, this delightful family home enjoys instant kerb appeal with considerable charm and character including original fireplaces, sash and case windows with superb views to the Firth of Forth, solid oak flooring, traditional style radiators, exposed stonework, delightful nooks and crannies and a beautiful terraced cottage garden that will delight all who view!

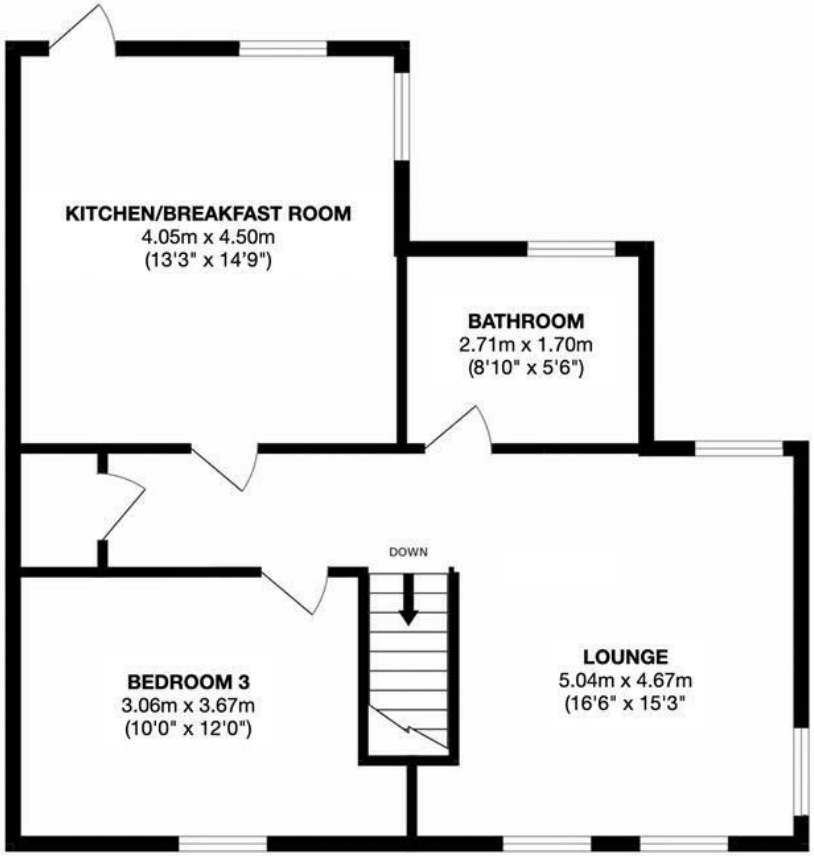
Wrights House has recently undergone a complete refurbishment by the present owners that includes installation of a modern fitted kitchen/breakfast room, luxury shower room and bathroom, new electrics, lighting, gas boiler and a new wood burning stove to list just a few.

The accommodation on the ground floor comprises entrance porch, welcoming reception hall with under stair storage cupboard, recessed cloaks/storage area and timber stair rising to the upper floor, 2 good-sized double bedrooms overlooking the medieval cobbled lane, one with a feature arched cast iron fireplace, and luxury fitted modern shower room.

The upper floor includes a bright landing with excellent storage leading to a charming, beautifully proportioned lounge that cannot fail to impress, boasting an newly installed wood-burning stove and superb views across West Green to the towards Firth of Forth including a sash and case side window enjoying a picturesque and rare aspect towards Culross Palace. There's a good-sized beautifully refitted kitchen/breakfast room complete with integrated appliances and door leading to a wonderful cottage terraced garden, A further double bedroom with superb views and a luxurious modern family bathroom complete the upper floor.

Early viewing is strongly recommended to fully appreciate the charm and character, spacious accommodation, stunning location and wonderful gardens offered with this outstanding family home.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SITUATION

Wrights House sits peacefully within the heart of the conservation village of Culross overlooking West Green and from the terraced gardens enjoys wonderful panoramic views across the Firth of Forth towards West Lothian. A lively, friendly community, Culross is one of the most complete examples in Scotland of a 17th Century Royal Burgh and is widely acknowledged as one of the most picturesque villages in Scotland used in numerous film sets including the TV drama “Outlander”.

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 18th Century Cottage
- Sought-After Village Setting
- Recently Completely Refurbished And Upgraded
- Delightful Lounge With Wood-Burning Stove
- Superb Views To Firth Of Forth & Culross Palace
- Good-Sized Kitchen/Breakfast Room
- 3 Double Bedrooms
- Modern Shower Room & Bathroom
- Gas Heating
- Picturesque Terraced South-Facing Gardens
- Cobbled Parking Space

GARDENS & PARKING

In front of the cottage there's a prized cobbled parking space. To the rear of Wrights House is a beautiful, picturesque terraced south-facing cottage garden divided by low stone walls, paving and gravelled areas. The garden benefits from wonderful views over The Firth of Forth and to West Lothian beyond. Within the mature, private garden is a large double glazed summerhouse/studio measuring approx. 2.93m x 2.57m (9'7" x 8'5") with power and light which again benefits from these stunning panoramic views that cannot fail to impress! In addition, there is an area of lawn as well as patio and seating areas behind the property. Steps lead to further raised areas maximising the outstanding views over the Firth of Forth and beyond.

EXTRAS

All fitted floor coverings, blinds, integrated kitchen appliances and summerhouse/studio office are included in the purchase price.

ARRANGE A VIEWING

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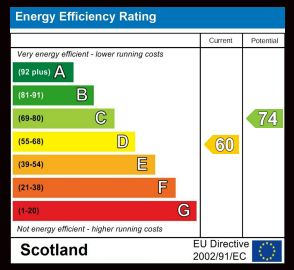

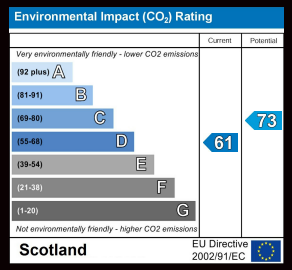

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