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PRESTON VIEW, TANHOUSE BRAE *CULROSS, KY12 8HX*





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Preston View, Tanhouse Brae

Nestled in the picturesque conservation village of Culross, Preston View presents a rare opportunity to own a beautiful 'C' listed Cottage. This delightful home is steeped in character and offers stunning views over the Firth of Forth, making it a perfect retreat for those seeking both tranquillity and a touch of history.

The cottage features a beautifully appointed lounge, complete with panoramic views and a feature fireplace that adds warmth and charm to the living space. Adjacent to the fitted kitchen, you will find a welcoming dining room, ideal for entertaining guests or enjoying family meals. The fitted kitchen is practical and functional, catering to all your culinary needs.

This property boasts three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is conveniently located, ensuring comfort and ease for everyday living.

One of the standout features of this cottage is the delightful secluded cottage garden, offering a private outdoor space to relax and unwind. Whether you wish to cultivate your own plants or simply enjoy the serene surroundings, this garden is a true gem.

Located just yards from the iconic Mercat Cross, made famous by the popular series Outlander, this home is not only a residence but also a piece of local history. With its unique blend of charm, character, and an enviable location, this cottage is a rare find in the heart of Culross. Don't miss the chance to make this enchanting home your own.

Offers Over £342,500



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DESCRIPTION

Packed with character and charm, this delightful late 19th Century Cottage could be your private retreat in the heart of the sought-after and historic conservation village of Culross!

AMAZING RESULTS! Estate Agents are delighted to offer to the market a rare opportunity to own a charming 'C' Listed Terraced Cottage with beautiful private cottage garden that will delight all who view and truly outstanding scenic views to the Firth of Forth from most of the rooms within this spacious family home.

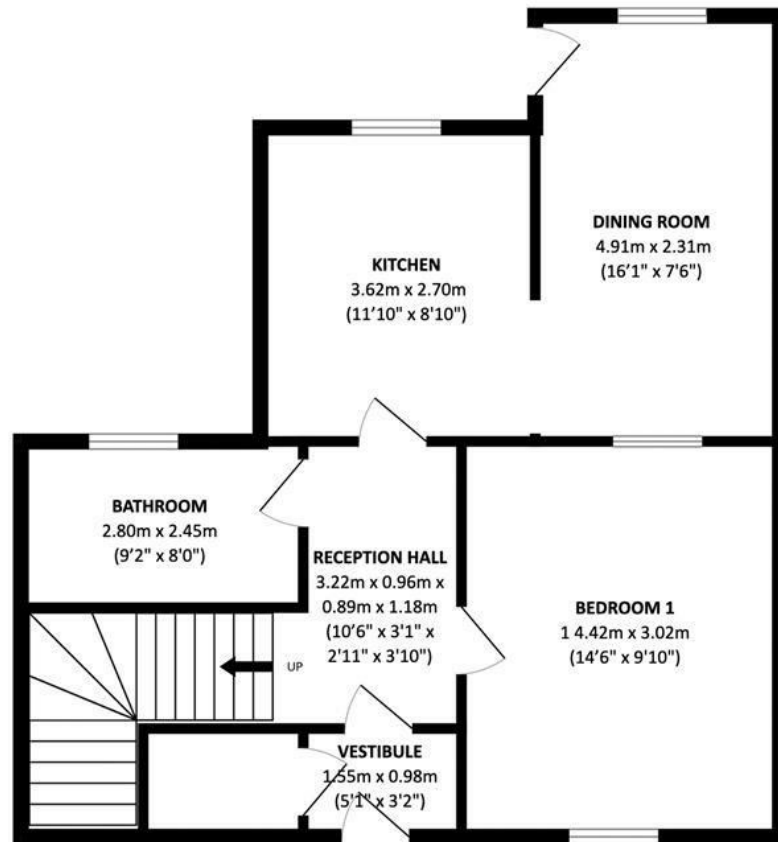
The accommodation on the ground floor comprises tiled entrance vestibule, welcoming reception hall with large walk-in cupboard off, superb family dining room with door to cottage garden, fitted kitchen (built-in appliances), double bedroom with feature Victorian arched window, cast iron open fireplace with slate hearth and there's a lovely bright fitted family bathroom.

The upper floor includes a bright landing with feature window formation leading to a spacious lounge with attractive multi-fuel stove, slate hearth and wonderful panoramic views that cannot fail to impress! There are 2 further good-sized double bedrooms, both with outstanding open views across the Firth of Forth towards the Pentland Hills.

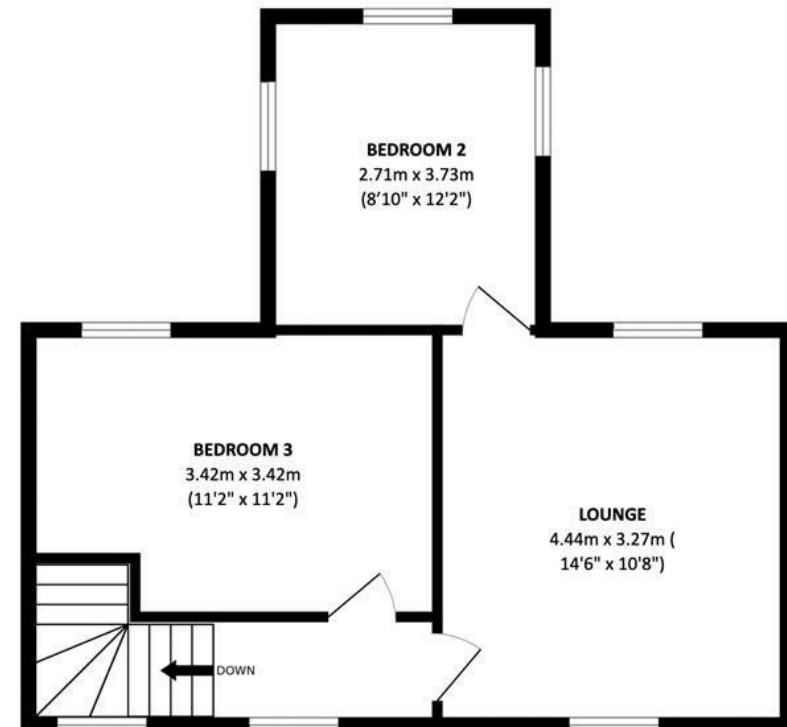
Early viewing is highly recommended to fully appreciate the accommodation offered and the beautiful private cottage garden that you'll love! Call your local Professional Estate Agent Colin Jenkins today to book your viewing appointment. 01383 699 000.



GROUND FLOOR



1ST FLOOR



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.

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LOCATION

Preston View 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. Culross is a beautiful and historic coastal sea-port village dating back to medieval times with an ochre-coloured Palace and its beautifully reconstructed period garden, complete with herbs, fruit, vegetables and rare Scots Dumpy hens sitting at the centre. Lying just 12 miles west of the Forth Road Bridge Culross 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 'C' Listed Cottage
- In Heart Of The Conservation Village Of Culross
- Just Yards From The Mercat Cross
- Delightful Lounge With Feature Fireplace
- Family Dining Room
- Good-Sized Kitchen
- 3 Good-sized Double Bedrooms
- Family Bathroom
- Gas Heating
- Private Cottage Garden
- Outstanding Views Across The Firth Of Forth!

GARDENS

To garden to the rear of Preston View is a delightful

secluded and sunny picturesque cottage garden. As you enter the garden from the dining room there is a small raised seating area with fine views and steps leading to beautiful stone-chipped pathway opening to a wonderful, mature planted garden providing a high degree of privacy with hedge surround. External water supply. There is also a garden shed for garden implements as well as a workshop. There are further seating areas maximising the sunny aspect. Expect to be impressed!

EXTRAS

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

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 01383 699 000 | 07977 170505.

MORTGAGE ADVICE

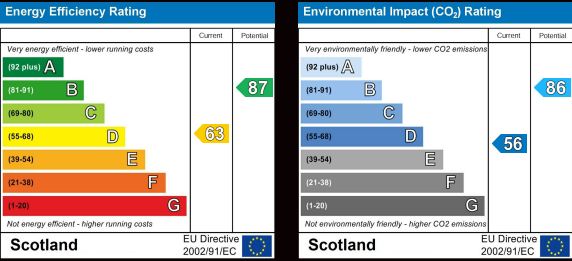
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Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to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

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