



Stevenson Marshall
Property & Law

Avonview
Low Causeway, Culross, KY12 8HN

Offers over £120,000

Avonview, Low Causeway, Culross

Rarely available, a traditional lower villa with private garden ground to front and rear.

There is a flexible internal layout which includes a reception hallway, lounge, dining kitchen, WC/cloaks, shower room and two double bedrooms.

The property boasts many impressive original features such as sash and case windows, twin Belfast sinks, deep skirting, picture rails and fireplaces in both bedrooms. There is gas central heating installed throughout, entrance doors to front and rear and all accommodation on one level. The property would benefit from upgrading.

Entrance hallway

Lounge: 4.44m x 4.59m (14'5" x 15'0")

Kitchen: 3.79m x 3.15m (12'4" x 10'3")

Shower room: 1.45m x 1.34m (4'7.5" x 4'3.9")

WC: 1.31m x 1.27m (4'2.9" x 4'1.6")

Bedroom 1: 4.95m x 3.62m (16'2" x 11'8")

Bedroom 2: 3.99m x 3.27m (13'0" x 10'7")

The property enjoys a walled garden to front and private garden areas to rear, which feature mature shrubs, trees, patio, lawn section, original Anderson shelter and pleasant outlooks. Sections of the walled garden to rear are shared with the property upstairs.

Avonview boasts an idyllic setting in the heart of the historic conservation village of Culross, famous for its charming stone buildings, cobbled streets and historic Abbey. The village itself lies on the northern shores of the Firth of Forth, approximately five miles west of Dunfermline. There are cafes, art galleries, public house/restaurant and a well reputed primary school. For the commuter, a regular bus service operates and there is a fast network of roads leading to the Kincardine Bridge, Forth Road Bridges and M90/M8 Motorway (Edinburgh/Perth/Glasgow).

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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