



Stevenson Marshall
Property & Law

The Cottage
Blairburn, Culross, KY12 8JN

Offers in the region of £270,000

The Cottage, Blairburn, Culross

An individually designed detached bungalow with stunning panoramic views to the River Forth to front and impressive mature garden to rear.

There is a good internal layout all on one level, which includes an entrance porch, reception hallway, lounge, dining kitchen, two hallways, dining room, 4 bedrooms, bathroom and large shower room.

Gas central heating is installed with double glazed windows, good storage, superb outlooks and a flexible internal layout.





Room sizes and accommodation

Entrance porch

Inner hallway

Lounge

5.17m x 4.04m (16'11 x 13'3)

Dining kitchen

3.56m x 2.93m (11'8 x 9'7)

Dining room

3.54m x 2.75m (11'7 x 9'0)

Bedroom 1

2.63m x 2.87m (8'7 x 9'5)

Bedroom 2

3.08m x 2.91m (10'1 x 9'7)

Shower room

2.50m x 1.88m (8'3 x 6'2)

Inner hallway

Bedroom 3

4.14m x 3.61m (13'7 x 11'10)

Bedroom 4

3.87m x 3.55m (12'8 x 11'7)

Bathroom

1.90m x 2.33m (6'3 x 7'7)

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The garden boasts maximum privacy, a host of flower beds, shrubs, well maintained lawn, garden shed, greenhouse and an idyllic woodland backdrop with a castle view. To the front, the property enjoys clear, panoramic views of the River Forth, the 17th century Moat Pit and the Lothians beyond.

A large driveway and garage to the front offer ample off street parking for several vehicles.

The picturesque village of Culross is steeped in history and famous for its charming stone buildings, cobbled streets and historic Abbey. It is also a sought after film and TV location. (most recently for 'Outlander') The village lies on the northern shores of the Firth of Forth, approximately 4½ miles West of Dunfermline. There is a small shop, cafes, art galleries, Public House/restaurant, playpark, cycle path and a well reputed Primary School. For commuters, there is a fast network of roads leading to the Kincardine Bridge, Forth Road Bridge and M90 Motorway (Edinburgh, Perth).

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141 or ESPC during weekends on 01383 605000.



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 Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

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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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