



Stevenson Marshall
Property & Law

Caldervale, West Green
Culross, KY12 8JH

Offers over £355,000

Caldervale, West Green, Culcross

A delightful B listed 18th century cottage (circa 1743), with charming sash and case windows to front offering uninterrupted south facing views to the village green and River Forth beyond.

There is a flexible internal layout which includes, on ground floor level, a dining kitchen (with multi fuel stove, David Douglas hand crafted maple units and access to garage and rear garden) and spacious downstairs bedroom/dining room. A staircase leads to upper landing, which provides access to the lounge, snug (with window seat and hatch to attic), long hallway (with small timber window overlooking garden), two bedrooms (one with wash hand basin) and modern bathroom. There is garden access from both the kitchen and upper landing. Access to the garden from the upper landing is via a traditional cast iron bridge, which links the house to the beautiful walled garden.

Gas central heating with combination boiler is installed, with original sash and case windows throughout, together with a host of period features, which include, working storm shutters, natural timber flooring, most impressive fireplaces in most rooms, excellent storage, ceiling coving and picture rails.





Room sizes and accommodation

Ground floor

Dining kitchen

14'6 x 11'9 (4.42m x 3.58m)

Dining room/downstairs bedroom

14'6 x 11'6 (4.42m x 3.51m)

Upper landing

Reception hallway

Lounge (snug off)

14'6 x 11'9 (4.42m x 3.58m)

Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)

Bedroom 2

15'4 x 11'2 (4.70m x 3.40m)

Bathroom

10'0 x 6'5 (3.05m x 1.93m)

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The truly stunning walled garden grounds to front and rear offer a host of flower beds, shrubs, mature trees, patio area, well established rockery, water feature, historic garden chimney, stone steps and charming pathways. There is a large log store, useful cellar and worth highlighting are the uninterrupted south-facing views from the top tier of the garden, overlooking the roof tops to the village green and River Forth. The property benefits from a driveway and integrated garage to front (with garden access).

Caldervale, West Green 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 4½ 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.



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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 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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