



**Stevenson Marshall**  
Property & Law

28 Erskine Brae  
Culross, KY12 8HZ

Offers over £150,000



## 28 Erskine Brae, Culross

Quietly situated, a traditional semi detached villa in peaceful setting on the outskirts of the charming historic village of Culross.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, rear vestibule, shower room, upper landing, WC/cloaks and three double bedrooms.

Gas central heating and double glazed windows are installed throughout. There is excellent storage throughout and pleasant outlooks to front and rear.

Lounge: 4.50m x 4.09m (14'9 x 13'5)  
Dining lounge: 4.32m x 3.12m (14'2 x 10'3)  
Shower room: 2.05m x 1.93m (6'9 x 6'4)  
Upper landing  
WC/cloaks  
Bedroom 1: 4.37m x 2.91m (14'4 x 9'7)  
Bedroom 2: 3.56m x 3.39m (11'8 x 11'2)  
Bedroom 3: 3.74m x 3.02m (12'3 x 9'11)

The property boasts generous garden grounds to front, side and rear, which feature a large lawn, drying facilities, patio area, mature shrubs, south facing aspect and scope to extend (subject to planning). A driveway provides ample off-street parking for several vehicles.

Erskine Brae enjoys an elevated position with superb outlooks over the Firth of Forth and neighbouring farmland. The idyllic conservation village of Culross is 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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



## 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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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.