

13 Balgownie West

CULROSS, FIFE, KY12 8JL



LOVELY THREE BEDROOM HOUSE WITH
EXCELLENT VIEWS TO THE FRONT



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An excellent opportunity has arisen to acquire this lovely semi-detached house, well situated in the heart of Culross. Viewing of this property is highly recommended. Internally the accommodation is in immaculate decorative order Briefly comprising on the ground floor an entrance hallway, lounge with large window letting in an abundance of light and a lovely focal fireplace, a modern and bright kitchen with an integrated gas hob/electric oven with extractor fan and access to the sun room through the rear door, the dining area has space for a table and six chairs for more formal dining. The wonderful three-piece family bathroom with a shower is also located on the ground level.

Upstairs there are three large double bedrooms which include the impressive master bedroom with storage. There is ample storage throughout the upper floor. The property is set within good-sized garden grounds which are landscaped, fully enclosed and screened to the rear for privacy and seclusion and which include, driveway to the side which leads to the garage. This property also benefits from gas central heating, full double glazing, a driveway to allow for off-street parking for up to 2 cars, as well as more than adequate unrestricted on-street parking to accommodate for visitors.



The Kitchen





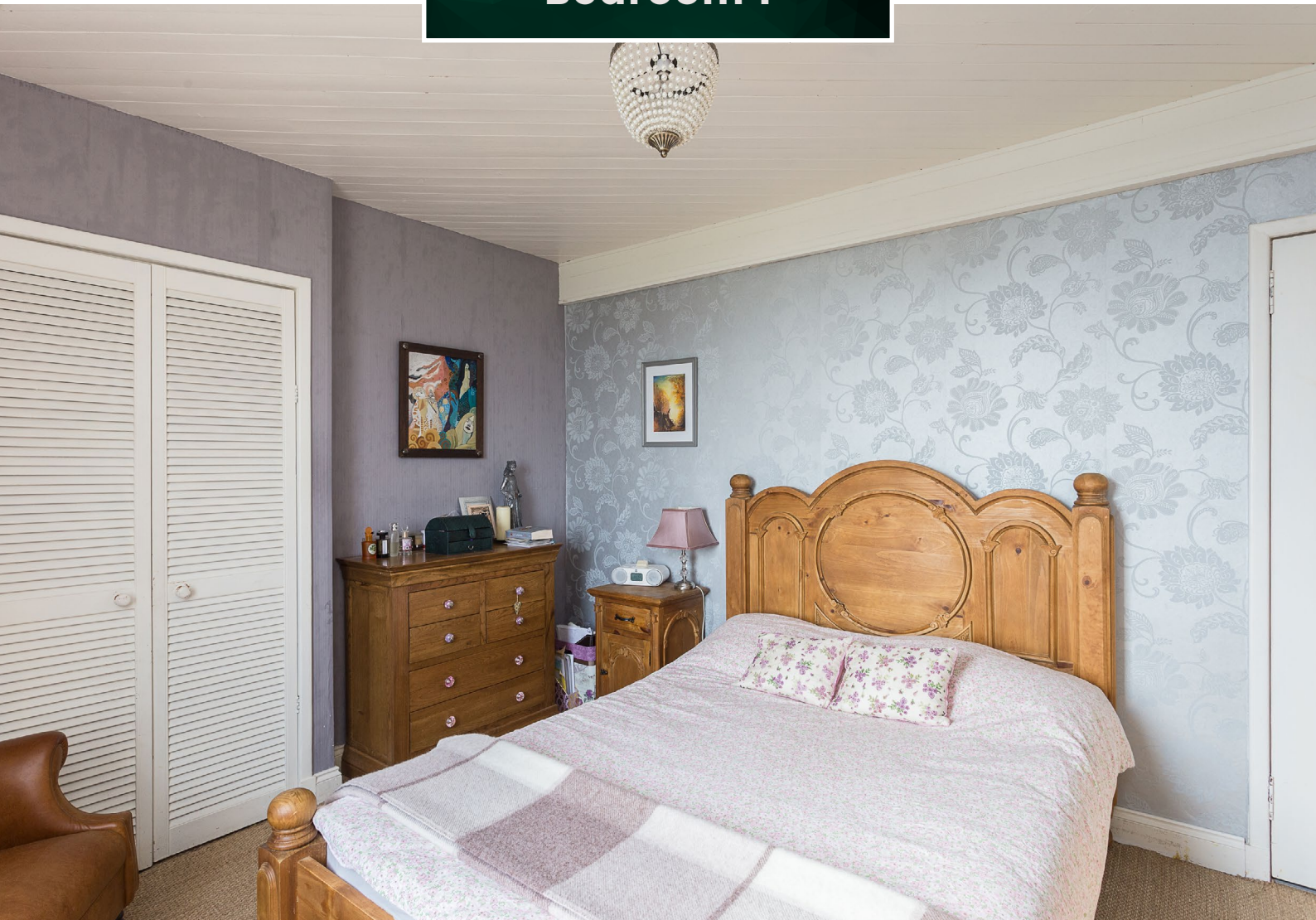
Dining Room







Bedroom 1





Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.10m (10'2")
Dining Room	4.40m (14'5") x 2.68m (8'9")
Bathroom	2.50m (8'2") x 2.00m (6'7")
Bedroom 1	3.90m (12'9") x 3.30m (10'10")
Bedroom 2	4.10m (13'6") x 2.70m (8'10")
Bedroom 3	3.50m (11'6") x 3.10m (10'2")
Shower Room	1.70m (5'7") x 1.00m (3'3")

Gross internal floor area (m²): 94m²

EPC Rating: D





Bedroom 1 Views

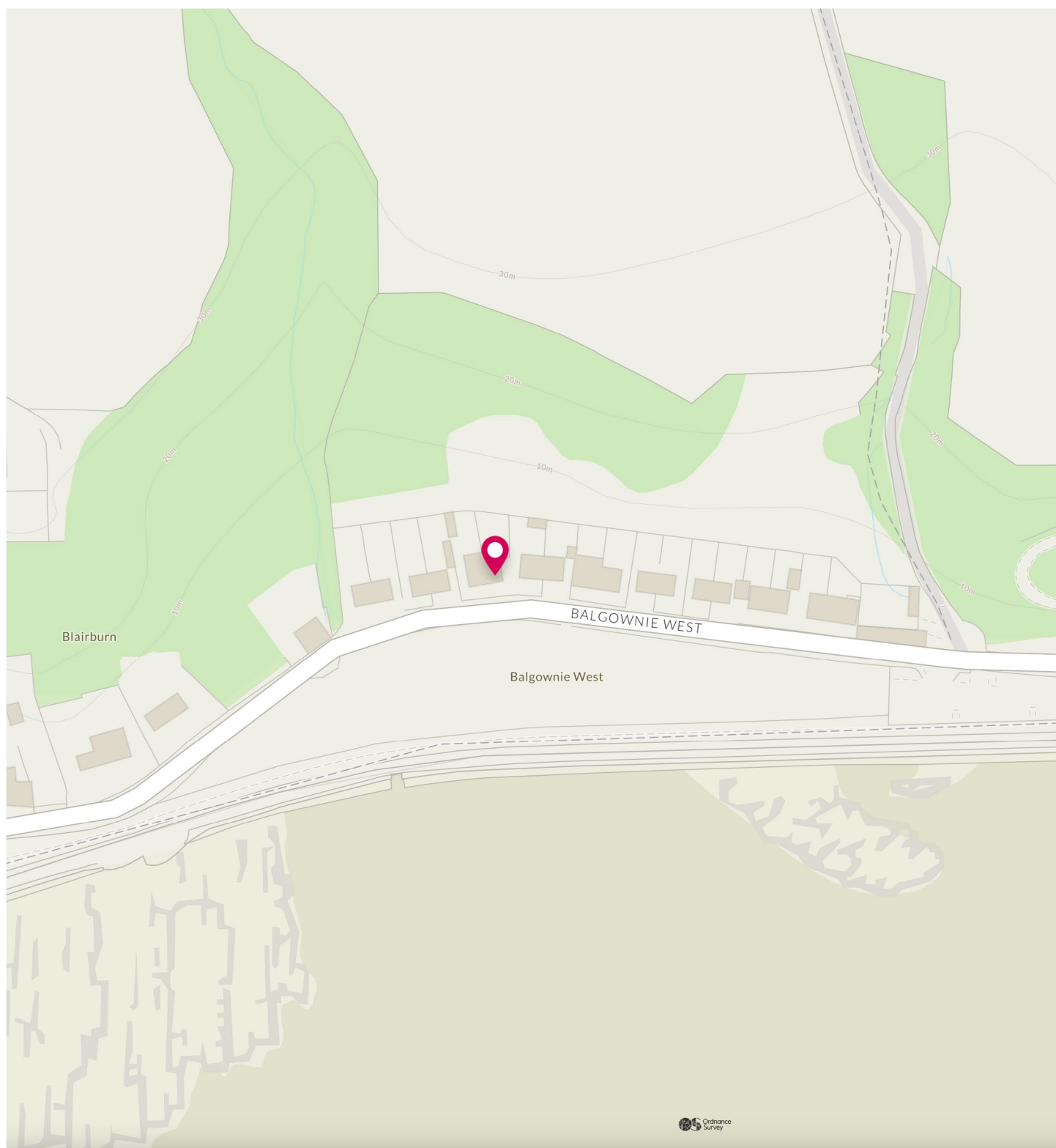




The Royal Burgh of Culross is a picturesque village with meandering cobbled streets located on the northern shores of the Firth of Forth. This charming historical village is the home of Culross Abbey, Culross Palace and is the birthplace of St Mungo, Patron Saint of Glasgow. The village has a well-regarded Primary School, a successful pub/restaurant, small shop providing for everyday needs and local pub (Red Lion) two minutes walk from the property. Secondary education is available in Dunfermline with a special bus service provided.

Culross is conveniently located for commuters due to its close proximity to the Kincardine Bridge linking to Glasgow via the M80. The Forth Road Bridge and the M90 linking to Edinburgh in the South and Perth and Dundee in the North is also only a short drive away. The railway stations at Dunfermline, Rosyth and Inverkeithing are all readily accessible linking to all major centres as are Edinburgh and Glasgow Airports which offer regular flights to both national and international destinations.





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