




McEwan Fraser Legal

Solicitors & Estate Agents

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Burnside Cottage

CULROSS, DUNFERMLINE, KY12 8JN



DUNFERMLINE

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 and a small shop providing for everyday needs. 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.

A wide range of shops and recreation facilities can be found in Dunfermline town centre and in the various retail parks on the outer fringes.



BURNSIDE COTTAGE

We are delighted to offer to the market this superb, four bedroom house, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

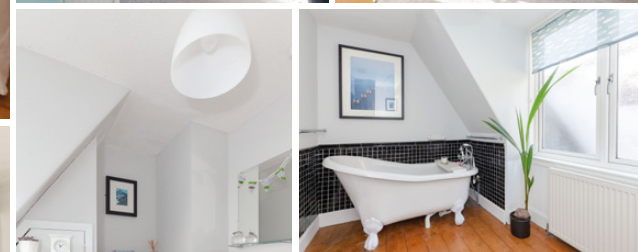
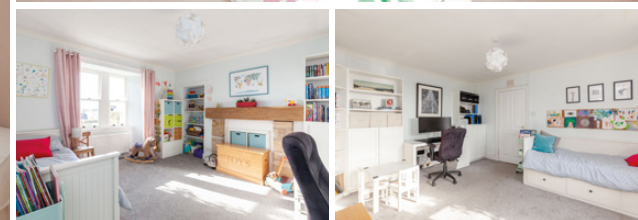
Once inside, you will be greeted with a first class specification. In more detail, the accommodation comprises of a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect and patio doors leading to the rear garden, flooding the room with natural light. Access is gained from the hallway into bedroom four which is double in size. The kitchen/dining/family room is the hub of the home and a perfect place for family time, there is a good range of floor and wall mounted units with a striking worktop, providing a

fashionable and efficient workspace. It further benefits from integrated appliances such as the oven, hob, extractor hood and large fridge. The separate utility room houses the dishwasher, washing machine, tumble dryer and chest freezer as well as a handy larder. A white three-piece shower room completes the ground floor accommodation.

The upper-level comprises of two useful storage cupboards and three well-proportioned bedrooms. All the bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. A contemporary partially tiled three-piece bathroom completes the impressive accommodation internally.

There are well-tended front and rear gardens. To the front of the property, a well maintained private garden and a driveway providing off-road parking for up to two vehicles. The patio in the rear garden is fully enclosed and provides a safe environment for children. The total plot size extends to 0.45 acres and includes the greenhouse, summer house, fruit trees and woodland.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	4.40m (14'5") x 3.62m (11'11")
Kitchen	5.52m (18'1") x 4.86m (15'11")
Bedroom 4	4.35m (14'3") x 3.58m (11'9")
Utility	3.30m (10'10") x 1.68m (5'6")
Bathroom	2.29m (7'6") x 2.00m (6'7")

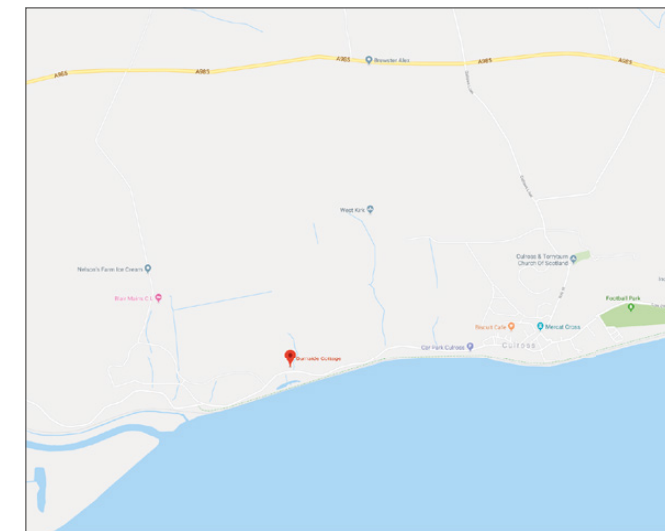
First Floor

Bedroom 1	5.46m (17'11") x 3.38m (11'1")
Bedroom 2	3.80m (12'6") x 3.75m (12'4")
Bedroom 3	3.80m (12'6") x 3.75m (12'4")
Bathroom	3.06m (10') x 2.08m (6'10")

Gross internal floor area (m²): 149m²

EPC Rating: D

Extras (Included in the Sale): Floor coverings, light fittings, blinds and window dressings.





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Part
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