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PROPERTY

East Lodge, Blair Castle, Culross, KY12 8JW

Offers Over £165,000











SOLD AS SEEN. East Lodge at Blair Castle in Culross is a charming detached dwellinghouse circa 1800's located at the entrance to the Estate and short distance from the village. Its semi rural location is idyllic and the property offers good development potential. The gardens and grounds are to the side, front and rear, mainly laid to lawn with patio areas and a single detached garage. The accommodation is generous throughout briefly comprising entrance hall, storage, lounge with wood burner, two bedrooms, bathroom and breakfasting kitchen with rear porch leading to grounds. There is double glazing and LPG calor gas. Early entry is available.







## LOCATION

Blair Castle Estate is situated just on the way out of the main village heading west. The Royal Burgh of Culross (National Trust for Scotland) lies 12 miles west of the Forth Road Bridge and is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The village looks across the River Forth complimenting Culross's natural beauty. It benefits from a primary school, mobile post office, local pub and of course the historical Palace and grounds. Easy access is gained to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. There is a regular and reliable bus service providing transport to other west fife villages or nearby Kincardine and Dunfermline where a wider range of amenities can be found.

## AGENTS NOTE

This property is being sold as seen, 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 or white goods. Any intending purchaser will require to accept the position as it exists.









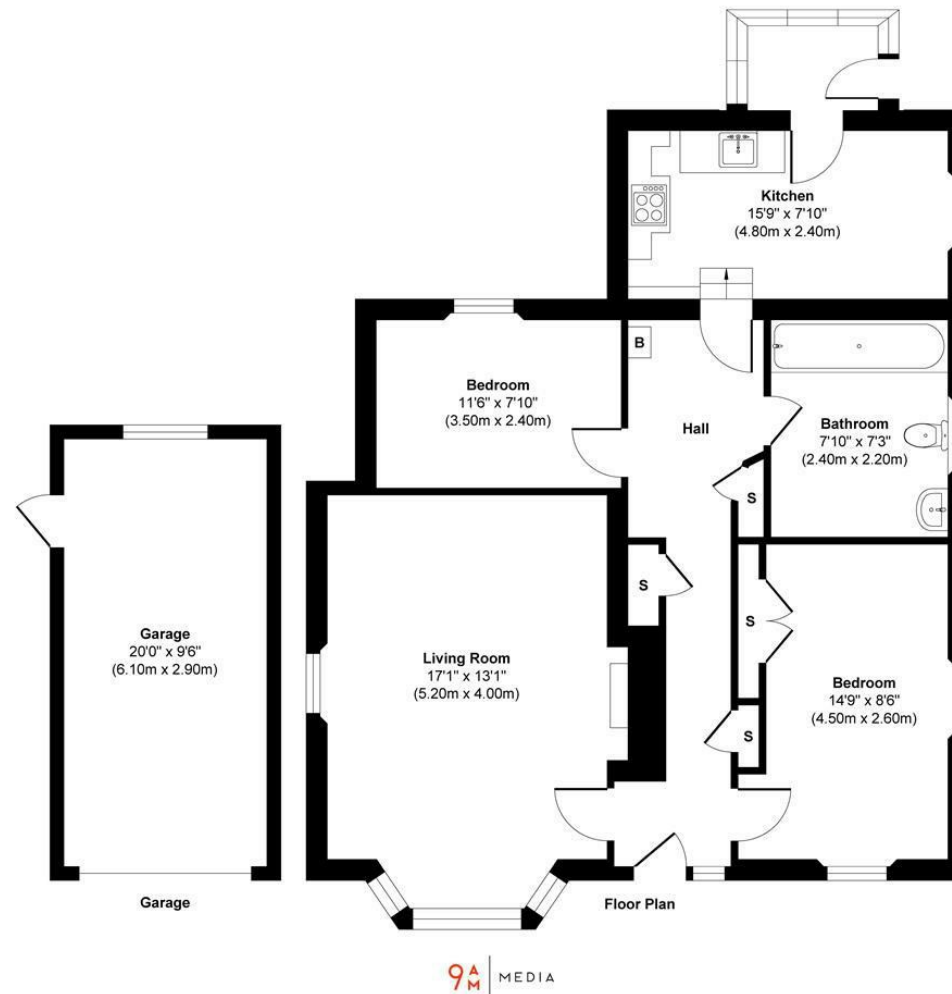
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This aerial photograph captures a coastal landscape under a cloudy sky. In the foreground, a wide, sandy beach is partially covered with dark, wet seaweed. A railway line with a stone wall runs diagonally across the middle ground. To the right of the railway, there are several buildings, including a large white house with a grey roof and a smaller orange-roofed building. The background features rolling green fields, a line of trees, and distant mountains. A thin white line points from the 'Morgans PROPERTY' logo to a specific area in the landscape.









This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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