



16 Sandhaven

Culross, Dunfermline, KY12 8JG

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Introduction

A category B listed semi-detached cottage within the heart of the historic conservation village of Culross.

Constructed around 1796, 16 Sandhaven is a charming category B listed cottage in traditional stone with distinctive pantiles on the roof which is a hallmark of Fife architecture and a feature that reflects the character of the village. Perfectly positioned, it has an enviable outlook across the village green, with sweeping views to the Firth of Forth.



A solid front door opens into the vestibule with a generous storage cupboard. From here, a glazed panel door leads into the hallway where there is additional storage for coats and boots.

To the left, the kitchen enjoys natural light from windows at both ends. It has two pantry cupboards and a range of gloss-grey wall and base units and contrasting work surfaces. Integrated appliances include an oven, hob with an extractor hood above and ample room for additional free-standing appliances.

To the right, a well-proportioned living room has windows to the front and rear. A focal point is a wood-burning stove, set on a tiled hearth with a brick surround.

Upstairs, there are two good sized double bedrooms, each with built-in wardrobes. The family bathroom is fitted with a WC, wash basin, and a bath with shower above.



Outside

The cottage is semi-detached, adjoining January House which is another notable listed property. While the cottage has an open outlook across the village green, access to the front door is via a side walkway. To the rear, a shared paved courtyard has scattered shrubs and practical storage.

Conservation Agreement

The significant features and setting of the property will be protected by a title condition in favour of the National Trust for Scotland. This may require the Trust's consent to be sought in advance of carrying out works to the property. A schedule of significant features is available from the selling agents.







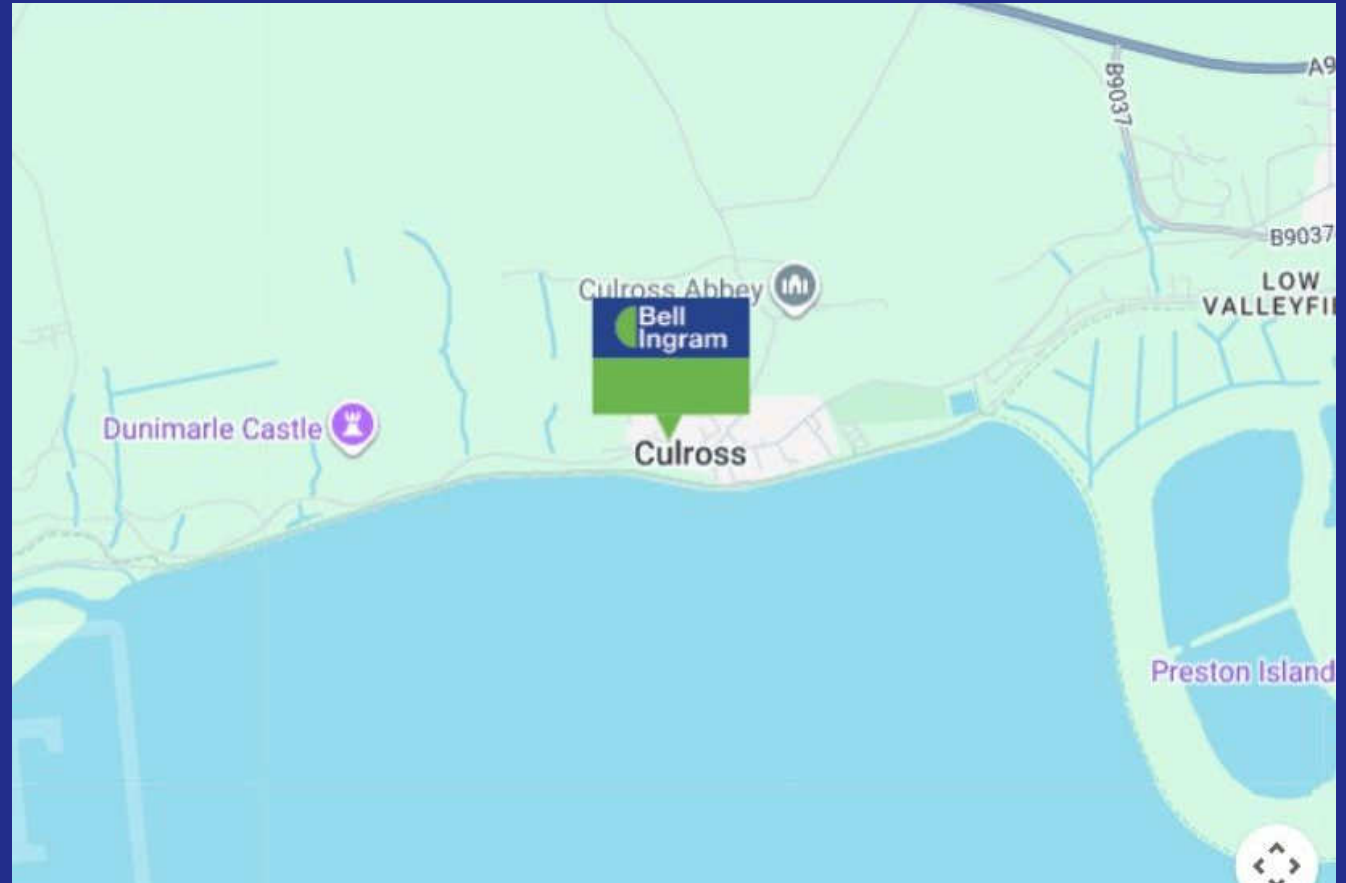
Location

16 Sandhaven sits peacefully within the heart of this historic conservation village of Culross. The National Trust for Scotland works alongside Fife Council and Historic Environment Scotland to maintain the village's heritage. It is one of the most complete examples in Scotland of a Royal Burgh in superb setting of white-harled 16th and 17th century houses with red pan-tiled and cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden as its centrepiece.

It has a vibrant social community for both adults and children with a small four classroom primary school, parks, eating places as well as a gallery, a restaurant and pub and the recently restored pier. The modern day village offers many benefits for family living. It is readily accessible to all the major towns of central Scotland.

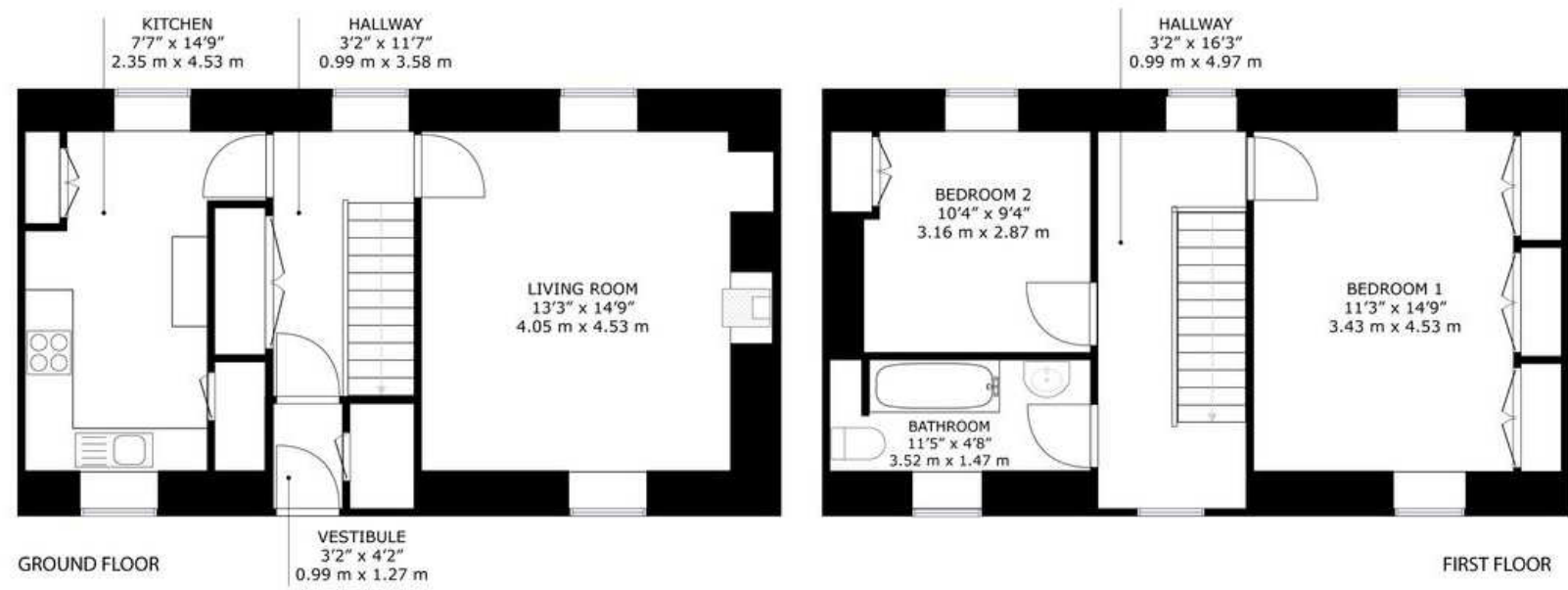
Nearby Dunfermline is a bustling city with a good road and rail network making it one of the most accessible in central Scotland. It has a broad range of amenities including professional services, retail and leisure facilities. Dunfermline mainline railway station offers regular and direct services to Edinburgh and Edinburgh International Airport is only 16 miles away. The M90 gives easy access to Scotland's major motorway network.

In addition to Culross Primary School, the catchment for secondary education is Queen Anne High School in Dunfermline. Independent schools close by include Dollar Academy, Cargilfield Prep School, and Fettes and George Watsons Colleges in Edinburgh.



Plans

81 sqm (870 sqft)



16 Sandhaven, Culross, Dunfermline KY12 8JG

GROSS INTERNAL AREA
GROUND FLOOR : 429 sq. ft,39.9 m2, FIRST FLOOR : 441 sq. ft,41 m2
TOTAL: 870 sq. ft,80.9 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Fife Council

Council Tax

Band = D

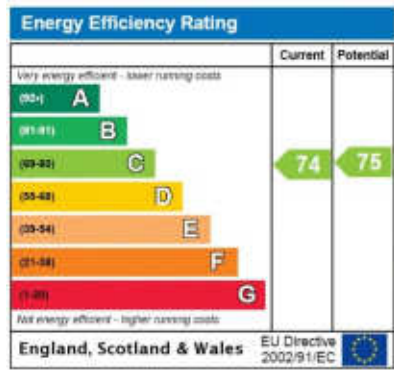
Tenure

Freehold

EPC

EPC Rating = C

16 Sandhaven



Services & Additional Information

DIRECTIONS:

From the A985, take the turn signposted for High Valleyfield and Newmills and follow the B9037. After about 730m, take the road on the right signposted for Culross, following Low Causeway down into the village. On reaching the Town House, number 16 is located a few metres further on the right, overlooking the playing field, with access to the front door via a side walkway.

For viewers using the 'what3words' app, the location of No 16 is [///importers.relocated.nerd](#)

SERVICES:

Mains electricity, gas, water and drainage.

Culross, Dunfermline, KY12 8JG

Offers Over £220,000



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