



West Tron House

Sandhaven, Culross, Dunfermline KY12 8JG

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Introduction

West Tron house is a category B listed semi-detached cottage requiring internal renovation. It faces out over the village green and has far reaching views towards the Firth of Forth.

Located within the heart of the historic conservation village of Culross, it occupies a prominent position on the public square being adjacent to the Category A listed Town House. Early maps suggest the house may date back to the mid 1700s.

Constructed in traditional stone, it has a distinctive pan-tiled roof, a hallmark of Fife architecture that complements the unique character and heritage of the village.



From the cobbled walkway on the west side, a timber door with glazed panels opens into the hallway. The family room has two front-facing windows with views over the village green. A log-burning stove is set within a recessed fireplace with an overmantle. A useful shelved storage cupboard is also located within this room.

To the left of the hallway lies the living room, with exposed ceiling beams and windows on both sides. It has an open fireplace and a secondary door leading back to the hallway. From here, access is provided through to the kitchen.

The kitchen/dining area is exceptionally spacious and presents an excellent opportunity for full renovation subject to Planning and Listed Building Consent. Alongside exposed ceiling beams, the room includes two stone and brick arched recesses, adding character and potential to the space.

At the rear of the hallway, an external door leads out to the courtyard, which provides convenient access to the garage. Also located off the hallway is a WC and wash basin.



On the upper floor, there are three bedrooms, two of which have open fireplaces. The bathroom includes a WC, bath, and wash basin.

Outside

A small, enclosed area of garden gives direct access to the side door of the stone-built garage. The main doors of the garage open onto the communal area at the rear of the Town House.

Listing

Category B listed by Historic Environment Scotland

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

West Tron House 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 pantiles, cobbled streets and an ochre-coloured Palace with its beautifully reconstructed period garden as its centre piece.

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

163.8 sqm (1,763 sq ft)



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GROSS INTERNAL AREA
GROUND FLOOR: 87.8 m² (945 sq.ft.); FIRST FLOOR: 76.0 m² (818 sq.ft.)
TOTAL : 163.8 m² (1,763 sq.ft.); EXCLUDED AREA: GARAGE 22.0 m² (237 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Fife Council

Council Tax

Band = F

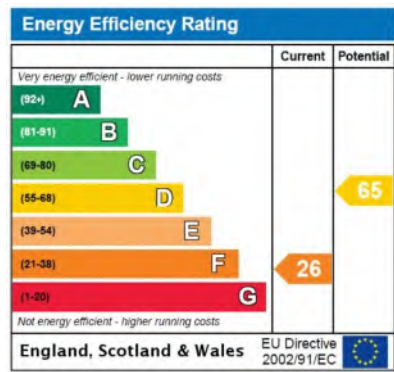
Tenure

Freehold

EPC

EPC Rating = F

West Tron House



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, West Tron House is attached on its west gable and access is from the side walkway.

For viewers using the ‘what3words’ app, the location of West Tron House is [///award.sushi.insurance](#)

Services

Mains electricity, water and drainage.

Sandhaven, Culross, Dunfermline KY12 8JG

Offers Over £210,000



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