



Lower West Sandhaven

Culross, Dunfermline, KY12 8JG

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Introduction

A category B listed lower floor apartment within the heart of the historic conservation village of Culross. Facing out over the village green, with sweeping views to the Firth of Forth.

Lower West Sandhaven is a first floor flat forming a part of a free-standing Category B-listed tenement building in the conservation area of Culross burgh, located at the intersection of Sandhaven West and Back Causeway.

The building is also known as R Milne House named after its past residents. The building forms a public square together with other Category B and A-listed buildings, notably the Town House. The title also includes shared ownership of the store on the ground floor of the same building.



Access to the apartment is from the east side of the building by way of a pedestrian walkway. A timber external door opens onto a circular stone staircase, which leads to the main entrance and into a compact hallway.

Immediately to the left is the bathroom, featuring a side facing window, WC, washbasin, and a bath with shower over.

Straight ahead, the kitchen is bright, with windows on two sides providing excellent natural light. It is fitted with a good range of white base and wall units, complemented by contrasting work surfaces and white tiled splashbacks. Appliances include an integrated electric oven and hob with extractor fan above, and the Worcester boiler is also located here.

The living room enjoys two recessed windows overlooking the village green, creating a pleasant outlook. A connecting door leads through to the double bedroom, which benefits from a useful built in storage cupboard.



Outside

To the rear of the building there is a communal private parking area, and a shared coal storage shed.

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

Lower West 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 pantiles, 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.

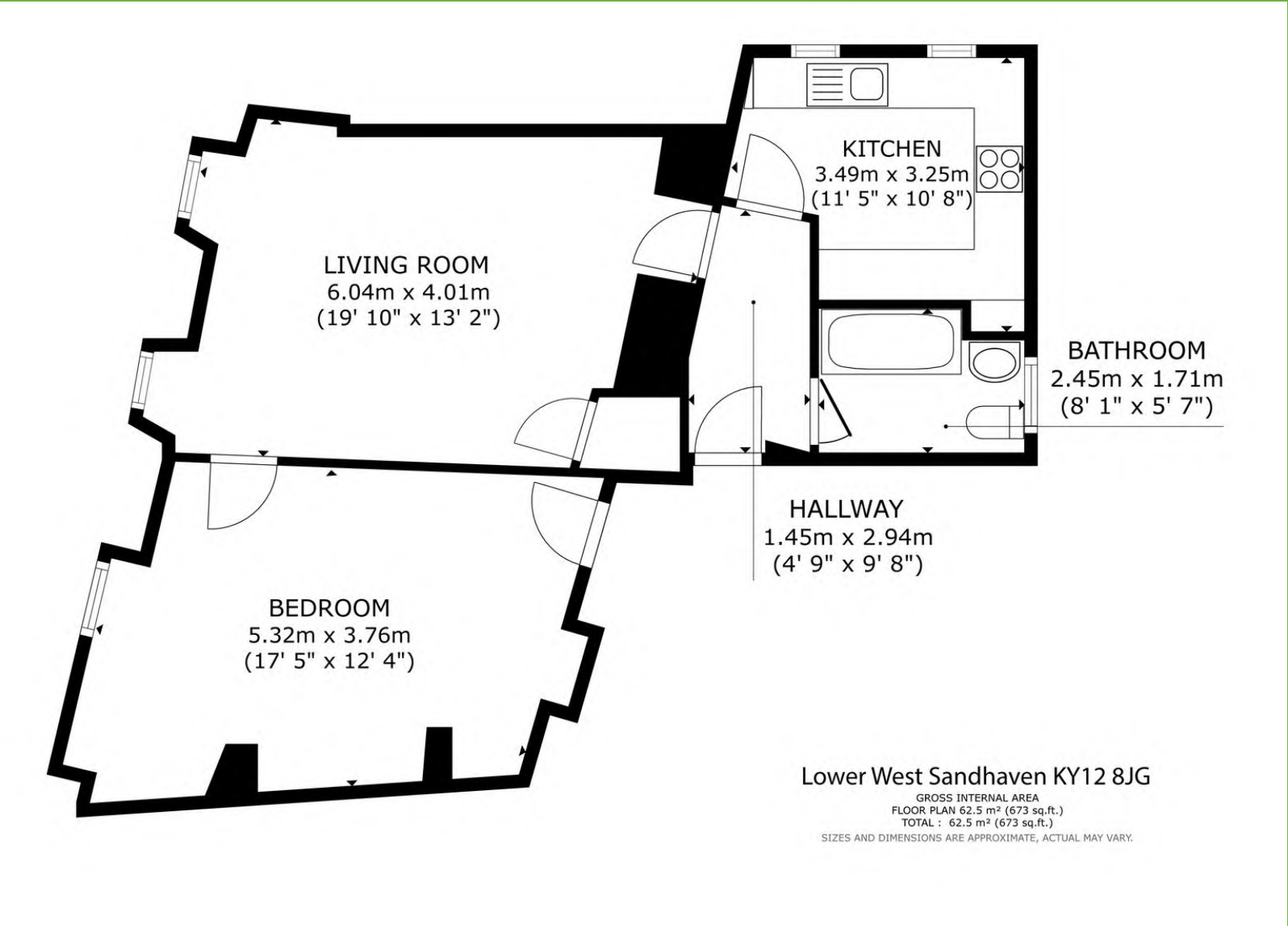
Nearby Dunfermline is a bustling city with a good road and rail network making it one of the most accessible in central Scotland. It has a broad range of amenities including professional services, retail and leisure facilities. Dunfermline mainline railway station offers regular and direct services to 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

870 sq ft



Details

Local Authority

Fife Council

Council Tax

Band = C

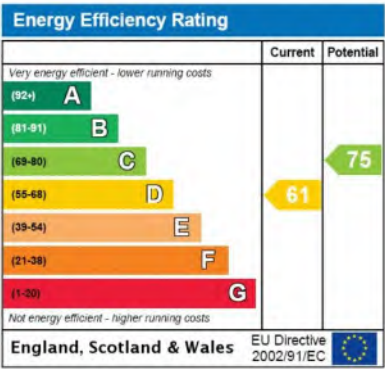
Tenure

Freehold

EPC

EPC Rating = D

Lower West



Services & Additional Information

Services to the property include mains electricity, gas, water and drainage.

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, Lower West Sandhaven is located a few metres further on the right, overlooking the playing field.

For viewers using the 'what3words' app, the location is [///bronze.vouch.vibrating](#)

Culross, Dunfermline, KY12 8JG

Offers Over £85,000



Carl Warden

Perth

01738 621121

carl.warden@bellingham.co.uk



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