

A photograph of a historic street in Culross, Scotland. The street is paved with cobblestones and lined with white-washed buildings. In the foreground, a black street lamp stands on the left, and a black trash bin is on the right. A large, leafless tree is on the far right. In the background, more buildings are visible on a hillside under a clear blue sky. Two people are sitting on a bench in the foreground on the left.

Upper East Sandhaven

Culross, Dunfermline, KY12 8JG

bellingram.co.uk

 **Bell
Ingram**

Introduction

A category B listed upper 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.

Upper East Sandhaven is a second floor flat forming a part of a free-standing Category B-listed house in the conservation area of Culross and facing Back Causeway. The building is also known as J Robertson House named after its past resident. The building forms a public square together with other Category B and A-listed buildings, notably the Town House.



Access to the apartment is from the west side of the building by means of a pedestrian walkway. A timber external door opens to a circular stone staircase leading up to the main entrance, which opens into the hallway.

From the hallway, and past a small storeroom with a window, is the generously sized living room. This space is timber lined along the front wall and has three windows with open views over the village green. A wood burning stove sits within a recessed store fireplace. Please note that several floor timbers have been removed, so care is required when viewing.

The kitchen also requires full renovation, with cabinetry having been removed. A freestanding cooker remains in place, and a side facing window overlooking the cobbled walkway brings in natural light. As with the living room, caution is needed due to sections of missing floorboards.

There are two double bedrooms and a bathroom. The bathroom has an external window and timber lining to dado height. It is fitted with a bath with tiled surround and shower over, along with a wash basin and WC.



Outside

On the lower ground floor is a useful storage room, ideal for bicycles or similar items. To the rear of the building, there is a communal private parking area.

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

Upper East 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.

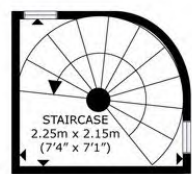
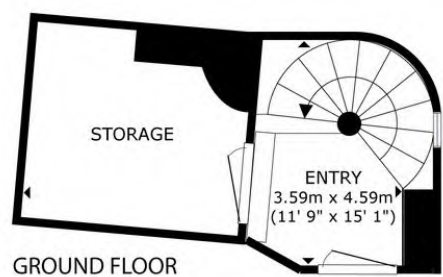
Nearby Dunfermline is a bustling city with a good road and rail network making it one of the most accessible in central Scotland. It has a broad range of amenities including professional services, retail and leisure facilities. Dunfermline mainline railway station offers regular and direct services to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

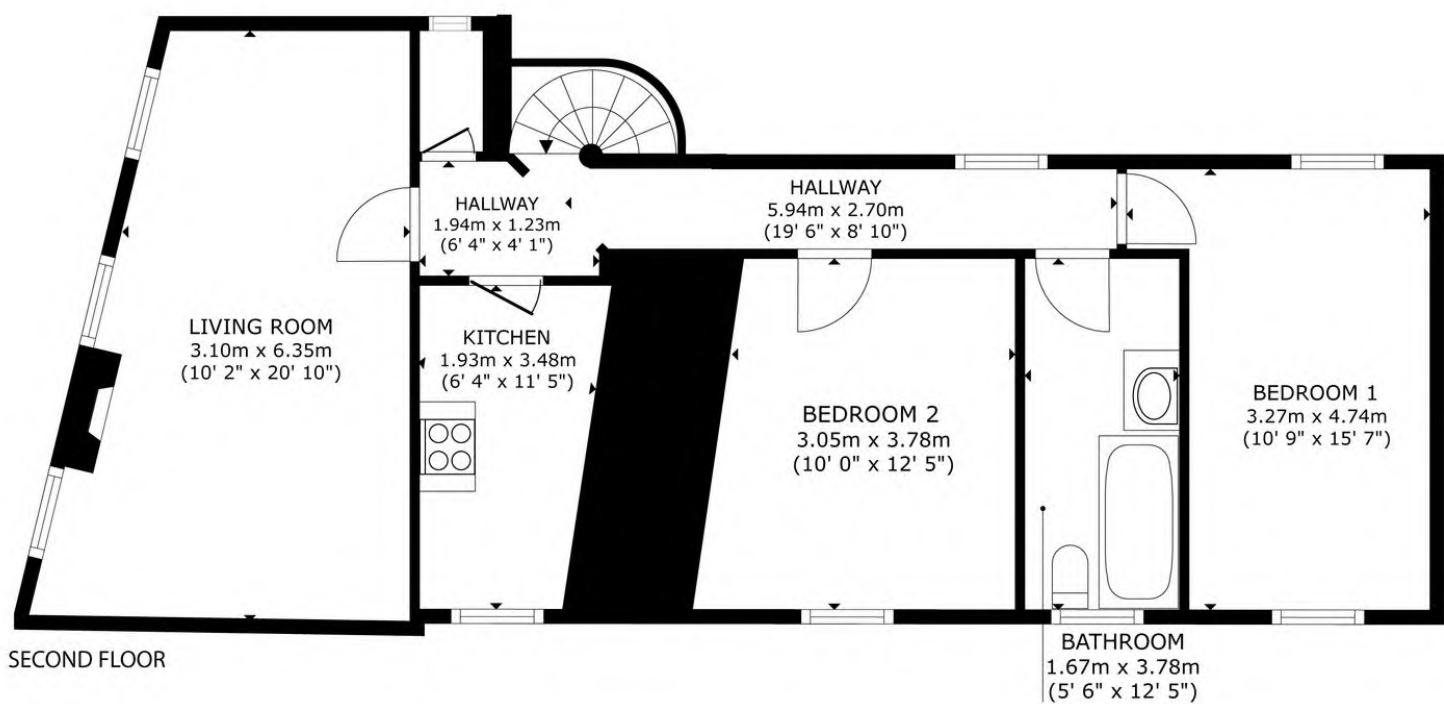
870 sq ft



Upper East Sandhaven KY12 8JG

GROSS INTERNAL AREA
GROUND FLOOR 11.9 m² (128 sq.ft.); FIRST FLOOR: 4.8 m² (52 sq.ft.) SECOND FLOOR 78.7 m² (847 sq.ft.)
TOTAL : 95.4 m² (1,027 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Details

Local Authority

Fife Council

Council Tax

Band = D

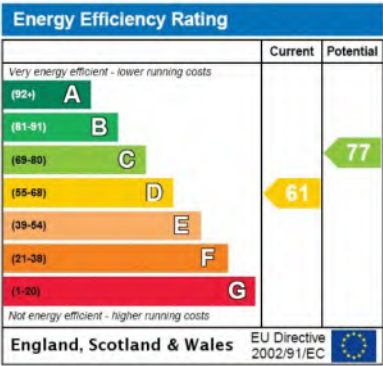
Tenure

Freehold

EPC

EPC Rating = D

Upper East



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, Upper East Sandhaven is a few metres to the left of the Town Hall, overlooking the playing field.

For viewers using the 'what3words' app, the location of Upper East Sandhaven is [///spires.hypocrite.gradually](https://www.what3words.com/what3words/:///spires.hypocrite.gradually)

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

Culross, Dunfermline, KY12 8JG

Offers Over £110,000



Carl Warden

Perth

01738 621121

carl.warden@bellingham.co.uk



View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

Published: August 2026

Property Ref: PER260031

powered by
FluxPro



Free Market Appraisal



Tax Calculator

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.