



Wee Causeway House

Little Causeway, Culross, KY12 8HU

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Introduction

Wee Causeway House is a detached Category B listed property which occupies a quiet position on the Little Causeway, set back from the street behind a generous front garden.

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.

An inscription on the rear door lintel dates the property to 1778, highlighting its historical significance.



A solid timber door with a rectangular transom window above opens into a welcoming entrance hall with timber flooring. To the right, the spacious living room has windows to both the front and rear and includes a useful storage cupboard. To the left is a ground floor double bedroom with a built-in wardrobe and a front-facing window.

A secondary inner hallway, with a generous understair storage cupboard, leads through to the kitchen overlooking the rear garden. The kitchen is fitted with a good range of base and wall-mounted units, with decorative mosaic tiling, a stainless steel sink with drainer, and space for a freestanding cooker with extractor hood above, along with additional white goods. There are three deep recessed windows and an external door provides direct access to the rear.

The staircase and upper landing continue the timber flooring from the entrance hall. On the first floor are two further double bedrooms, both with windows to the front and rear. Bedroom one has recessed shelving and an attractive open fireplace with a timber mantel and marble hearth and surround.



Completing the accommodation is the family bathroom, fitted with a bath and shower over, WC, and wash hand basin, with a window providing natural light and ventilation.

Outside

The garden grounds are enclosed by a combination of traditional stone walls and timber fencing, and are predominantly to the front and side of the property. A smaller area to the rear provides convenient access to the kitchen.

The gardens are mainly laid to lawn and are enhanced by a good selection of mature shrubs. To the side, a paved patio area offers an ideal setting for outdoor entertaining.

Although Wee Causeway House is positioned relatively close to its eastern boundary, the neighbouring properties beyond are set within extensive garden grounds, providing a pleasant open outlook and a sense of space.







Location

Wee Causeway 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 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.

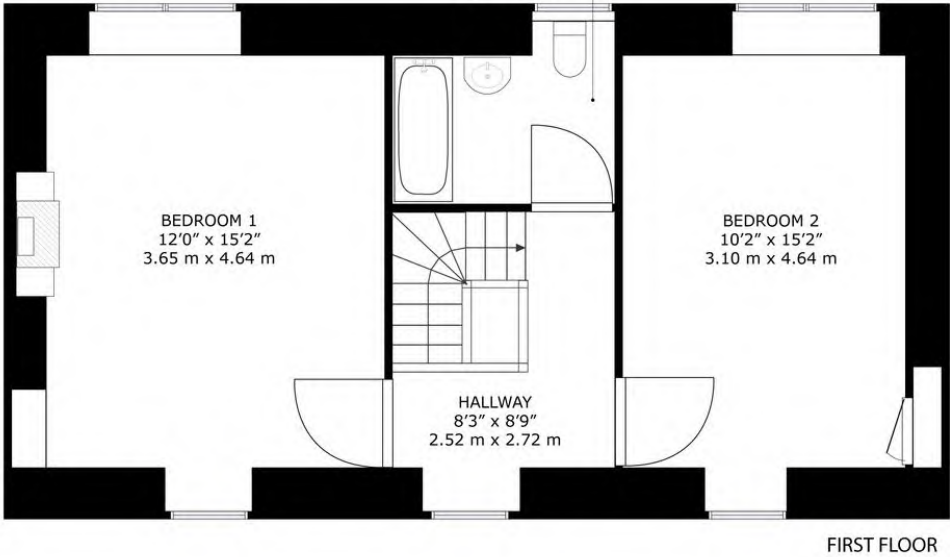
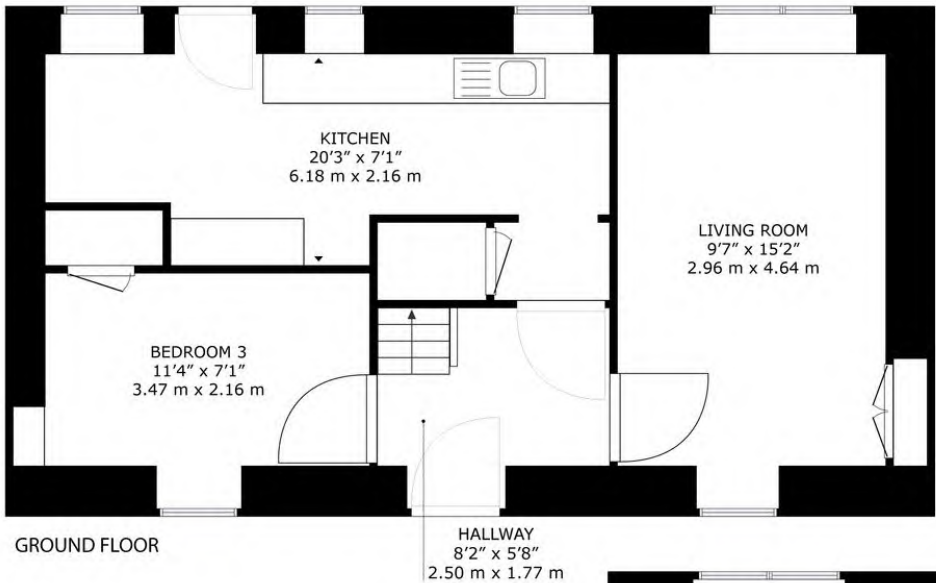
Nearby Dunfermline is a bustling city with a good road and rail network making it one of the most accessible in central Scotland. It has a broad range of amenities including professional services, retail and leisure facilities. Dunfermline mainline railway station offers regular and direct services to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

1098 sqft (102 sqm)



Wee Causeway House, Culross KY12 8JG

GROSS INTERNAL AREA
GROUND FLOOR : 544 sq. ft, 50.5 m2, FIRST FLOOR : 554 sq. ft, 51.5 m2
TOTAL: 1098 sq. ft, 102 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Fife Council

Council Tax

Band = E

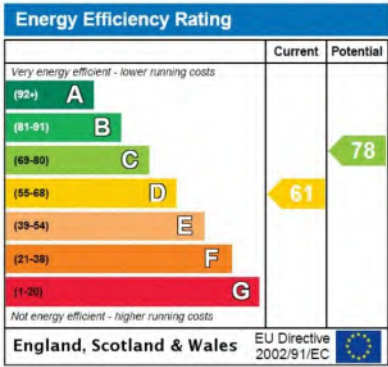
Tenure

Freehold

EPC

EPC Rating = D

Wee Causeway 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. Just ahead of the village square, turn right onto Mid Causeway and on reaching the Mercat Cross turn right onto Little Causeway. Wee Causeway House is halfway down on the left.

For viewers using the 'what3words' app, the location of Wee Causeway House is [///choppy.hiring.apes](#)

Services: Wee Causeway House is served by mains electricity, gas, water and drainage.

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.

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Offers Over £330,000



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