



**THE COURT HOUSE**  
*Culross, Fife, KY12 8JW*







## THE COURT HOUSE

Culross, Fife, KY12 8JW

**A Bright, Contemporary Home in a Historic Setting** within the picturesque grounds of Blair Castle and just moments from the charming and sought-after village of Culross, this beautifully presented modern home offers spacious, light-filled living in a peaceful and private setting while remaining within easy commuting distance of Edinburgh.

Designed with sustainability in mind, the property has been finished to an exceptional standard by the current owner. High-quality fixtures and fittings are found throughout, complemented by impressive eco-friendly features including an air source heat pump, solar panels, and a battery storage system, ensuring energy efficiency and long-term savings.

The generously proportioned accommodation enjoys lovely views over the surrounding countryside and is enhanced by a wrap around private garden, a driveway and a large garage making this a perfect home for modern living in a truly unique location.

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Dining Kitchen open plan to Living area, Study, Shower Room, Utility Room.

**First Floor:** Principal Bedroom Suite, four further Double Bedrooms two with en-suite Shower Rooms, Family Bathroom.

**Exterior:** Generous wrap around garden. Substantial private driveway.

Triple Garage

Views overlooking the surrounding countryside.



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### Situation:

The Court House is nestled within the grounds of Blair Castle, approximately 1 mile west of the historic Royal Burgh of Culross, which is a sought-after Conservation village situated on the Northern shore of the Firth of Forth, famous for its cobbled streets, Abbey and picturesque 16th Century Palace, restored by the National Trust to its original condition. The village has an excellent Primary School, Pub/Restaurant, two Art Galleries and traditional Coffee Shops. The nearby towns and villages of central Fife are all easily accessible from Culross. There is a Co-op store in High Valleyfield approximately 3 miles away.

Dunfermline is around 11 miles away and there is also a school bus running from Culross to Dollar Academy which is approximately 13 miles away. Edinburgh can be easily reached either by the M90 or via the Kincardine Bridge, similarly Glasgow is approximately 45 minutes away via the M80 and there is easy access to Edinburgh Airport, Perth, Stirling and the motorway network.

The train station at Inverkeithing provides an excellent main line service to the north of Scotland and Edinburgh and there is also a Park and Ride station at Ferrytoll providing services to Edinburgh and Aberdeen. Buses to Glasgow are every 20 minutes from Kincardine. Fife itself offers pleasant coastal walks, sailing on the River Forth, a range of recreational facilities and a wealth of world class golf courses, which includes St Andrews.

### Historical Note

During the First World War, Blair Castle and the estate were bought by the Fife Coal Company. In 1927, the house was named Carlow Miners' Convalescent Home in memory of Charles Carlow, the long serving Managing Director of the Fife Coal Company. As the mining industry declined and equivalent facilities began to close, Blair Castle became available to miners and their families from across Scotland. Previously run by the Scottish Mining Convalescent Trust, the house was used for corporate and other events.





### General Description

The Court House is a substantial detached house and forms part of a small enclave of six properties. The house sits on the foundations of the former tennis court within the grounds of Blair Castle and has been sympathetically built by the current owner to provide tastefully presented modern living accommodation, in a delightful semi-rural location.

Built this year, the Court House is an attractive eco-friendly house built of stone and roughcast set beneath a slate roof and provides generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior. The house is accessed via a private shared driveway that provides access to the main entrance to the house. Court House is approached through electric gates with external lights which open out to a generous gravel driveway that sweeps towards the house providing ample parking and provides approach to the detached triple garage. From the driveway a paved pathway provides access to a solid timber door that opens into the welcoming Entrance Hall, giving access to the principal rooms on the ground floor.

Accessed off the hallway is the Sitting Room with ceiling spotlights which is generously proportioned and benefits from a triple aspect. Across the hall is the Dining Kitchen open plan to the living area which is the heart of the house. A fantastic reception space with a generous array of kitchen units providing ample storage with stone worksurfaces. The units incorporate a NEFF fridge and separate freezer, NEFF oven and grill, NEFF microwave oven with warming drawer, integrated dishwasher and Franke sink with draining area. The kitchen benefits from an island with storage units and a NEFF induction hob with built-in extractor fan.

The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Living/Dining area which allows for sociable and relaxed family living. The modern electric fire provides a heartening focal point. Natural light emanates via double patio doors which provide direct access to the garden area.

Accessed off the hall is the Study with large window providing a nice outlook over the rear garden. An opening provides access to the Shower Room with walk-in shower cabinet, WC, wash hand basin with storage unit below and vanity mirror above. Neighbouring is the Utility Room with ample storage cupboards and integrated stainless-steel sink with draining area. A part glazed door opens to the rear garden. Completing the ground floor accommodation is the storage cupboard housing the hot water tank.

From the hall a timber staircase rises to the First Floor landing giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is the Principal Bedroom Suite which is sumptuously proportioned with a series of windows providing a charming outlook over the garden grounds and farmland beyond. A door opens to the walk-in wardrobe with ample shelving and hanging space. The en-suite has a walk-in shower cabinet, WC and wash hand basin with storage unit below and vanity mirror above. Opposite the landing are two Double Bedrooms, one with built-in mirrored wardrobe.



Along the landing is Double Bedroom 4 with built-in mirrored wardrobes and en-suite Shower Room. Neighbouring is Double Bedroom 5 with integrated mirrored wardrobes and en-suite Shower Room. Both bedrooms benefit from a dual aspect. Completing the first floor accommodation is the Family Bathroom with bath unit and separate handheld shower attachment, walk-in shower cabinet, WC and wash hand basin with storage unit below and vanity mirror above. Accessed off the landing is a storage cupboard.

The property benefits from the following:

- Reduced carbon footprint
- Air source heat pump
- Battery storage unit
- Solar panels
- New flooring throughout
- Underfloor heating throughout the ground floor
- Double glazed and insulated throughout
- Alarm system

The Court House extends to about 3,671sq ft (341.1 sq. m) Designed with sustainability in mind, the property has been finished to an exceptional standard by the current owner. High-quality fixtures and fittings are found throughout, complemented by impressive eco-friendly features including an air source heat pump, solar panels, and a battery storage system, ensuring energy efficiency and long-term savings.

The generously proportioned accommodation enjoys lovely views over the surrounding countryside and is enhanced by a wrap around private garden, a driveway and a large detached garage making this a perfect home for modern living in a truly unique location.

### Garden

The garden is predominantly laid to lawn and surrounds the house attractively. Bounded by timber and wire fencing, it is something of a protected haven providing a sense of privacy and seclusion.

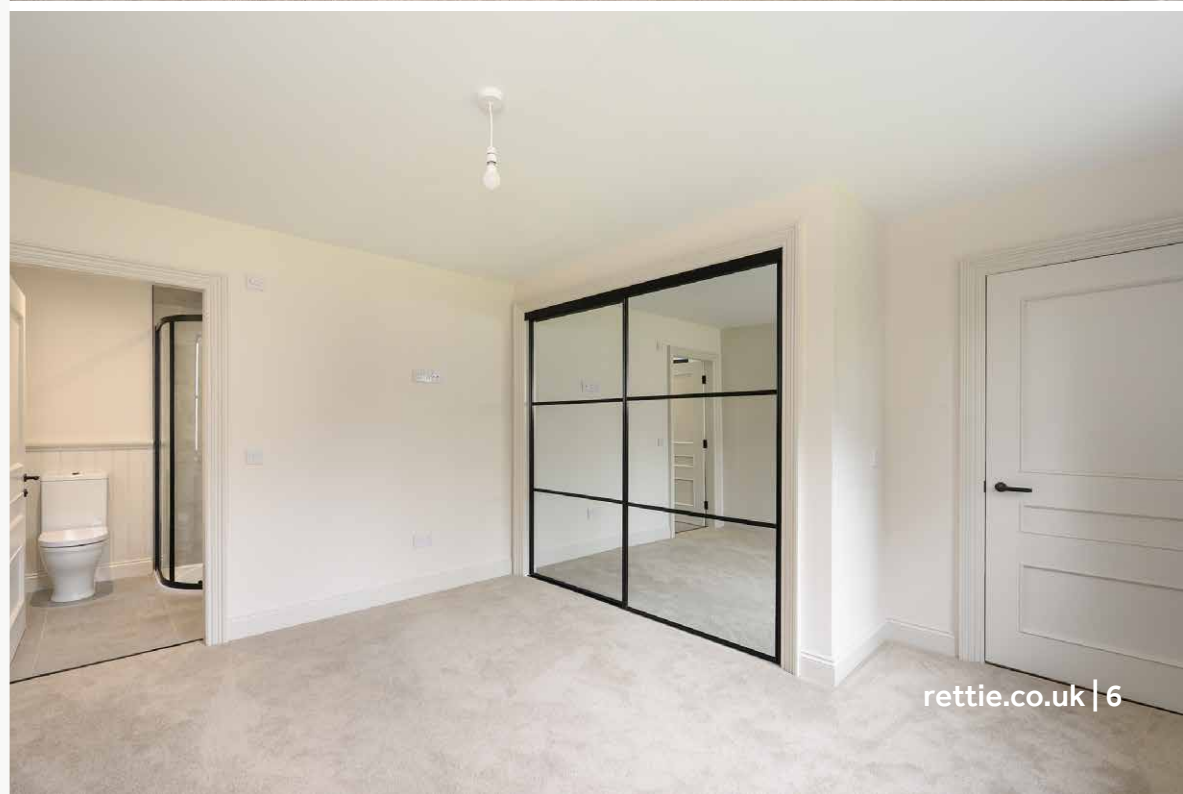
Adjacent to the house is the detached timber kit Triple Garage which is fully insulated with three electric up and over doors. The garage houses the battery storage system.

### GENERAL REMARKS AND INFORMATION

The property benefits from solar panels and fibre optic broadband.

### Viewing

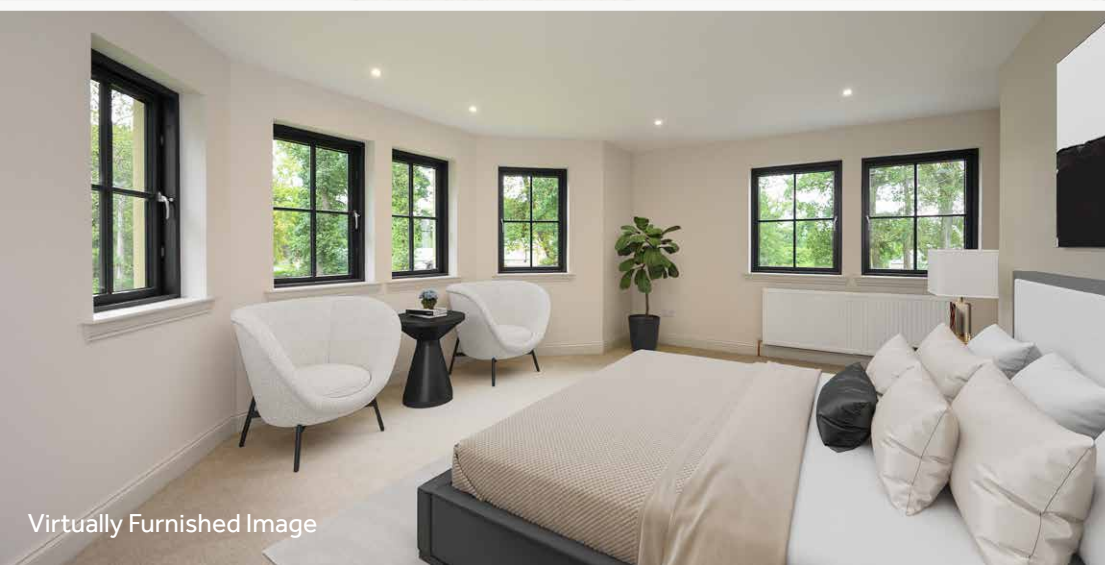
Viewing is strictly by appointment with the Selling Agents.







Virtually Furnished Image



Virtually Furnished Image



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### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY12 8JW

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Classifications

Council Tax - Band

EPC Rating - Band

SAP Rating - 68B

### Tenure

Freehold

### Services

Mains water and electricity. Private drainage to a septic tank. Heating and hot water are provided by an air source heat pump.

### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

### Servitude Rights, Burdens & Wayleaves

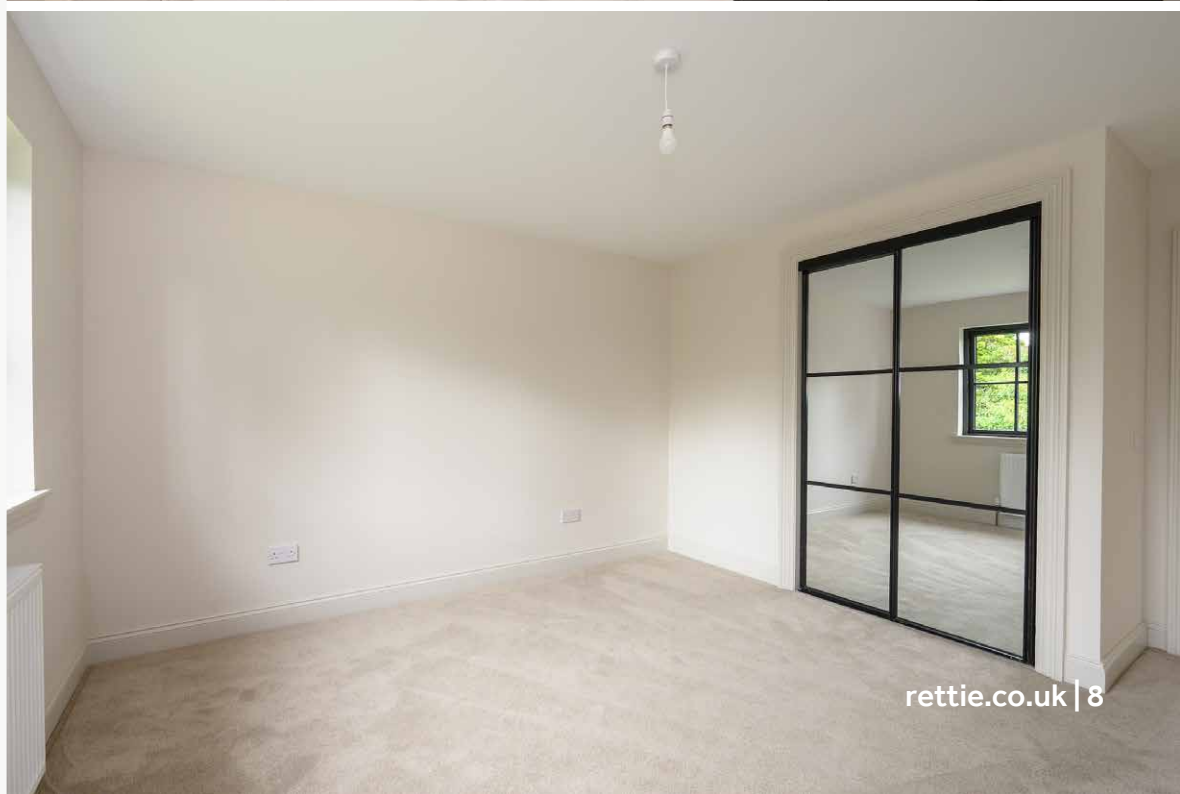
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.





### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

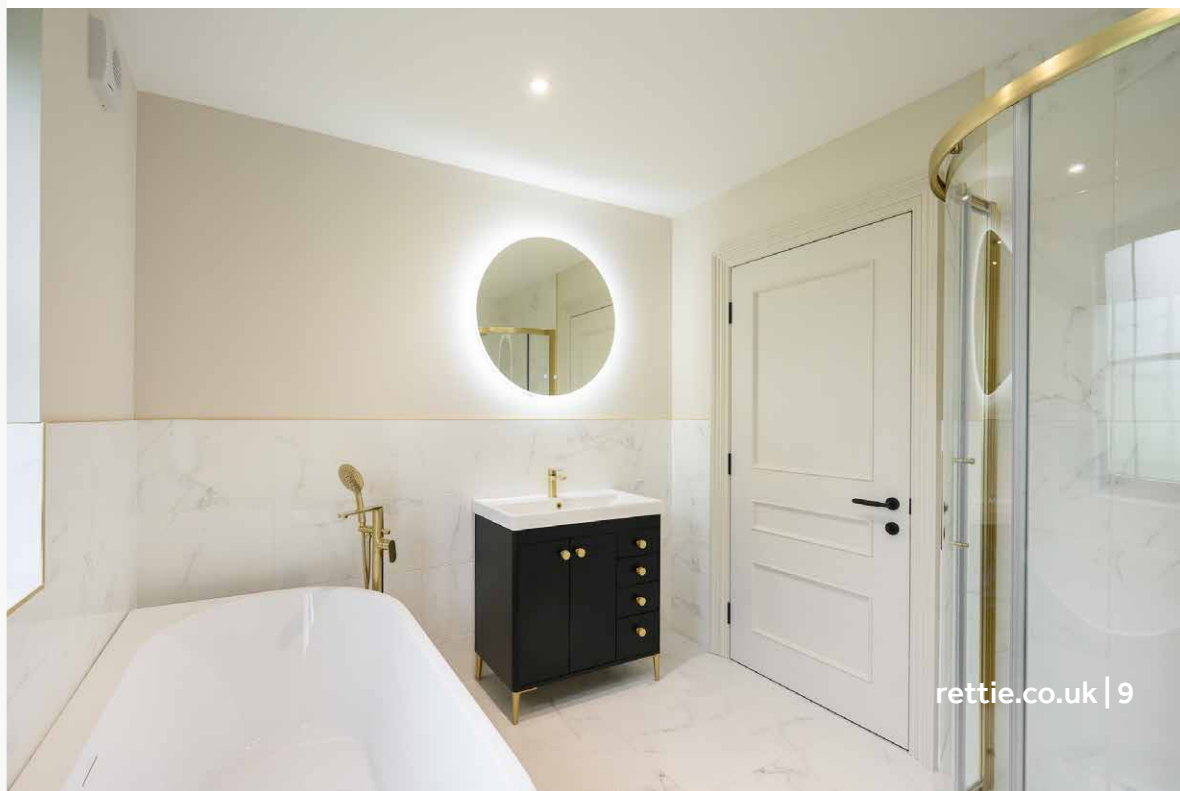
### Important Notice

Rettie & Co give notice that:

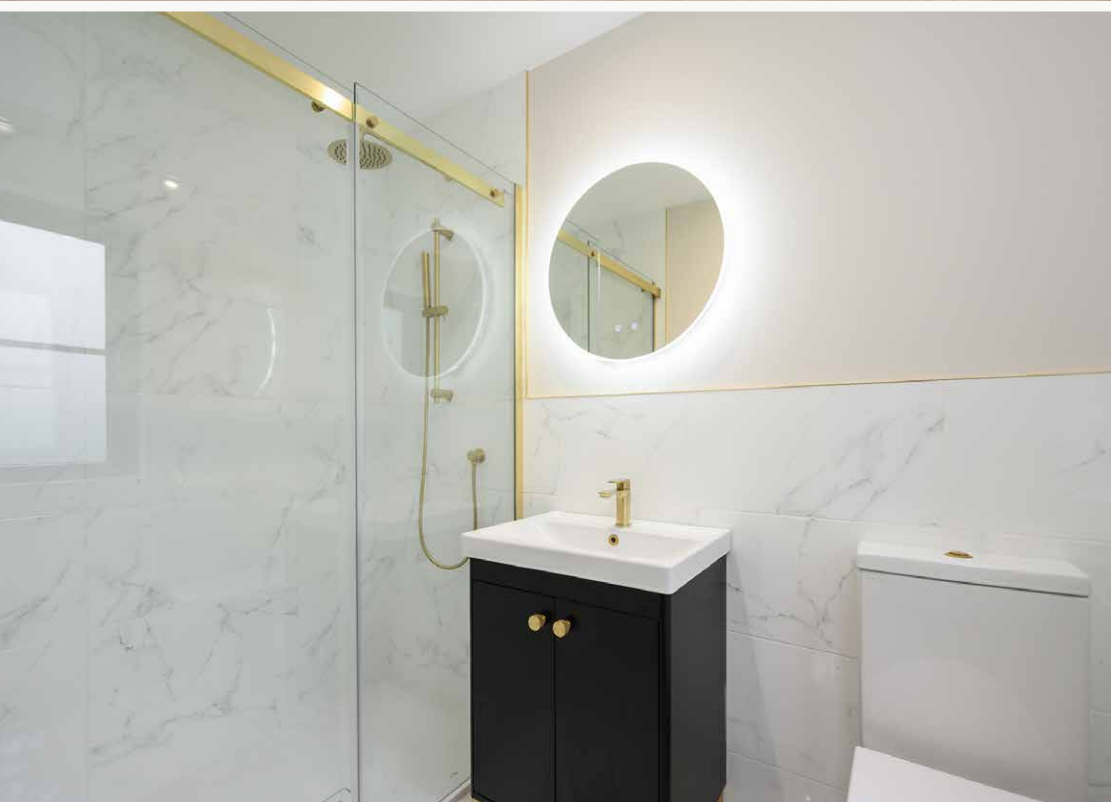
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

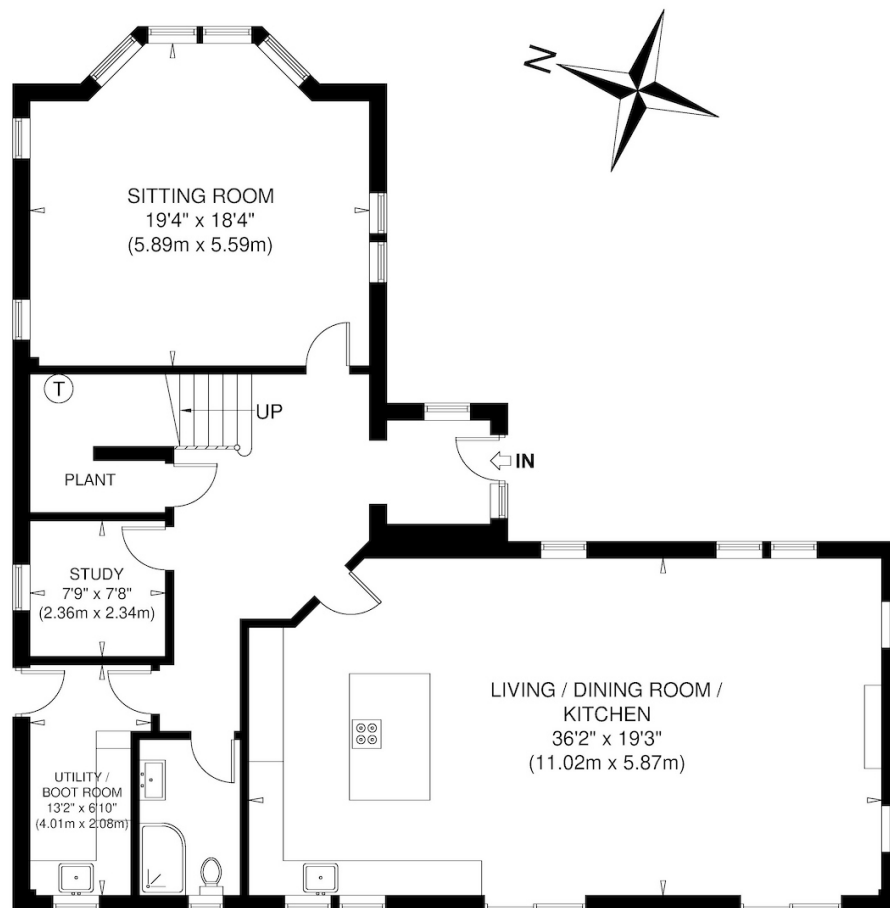
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



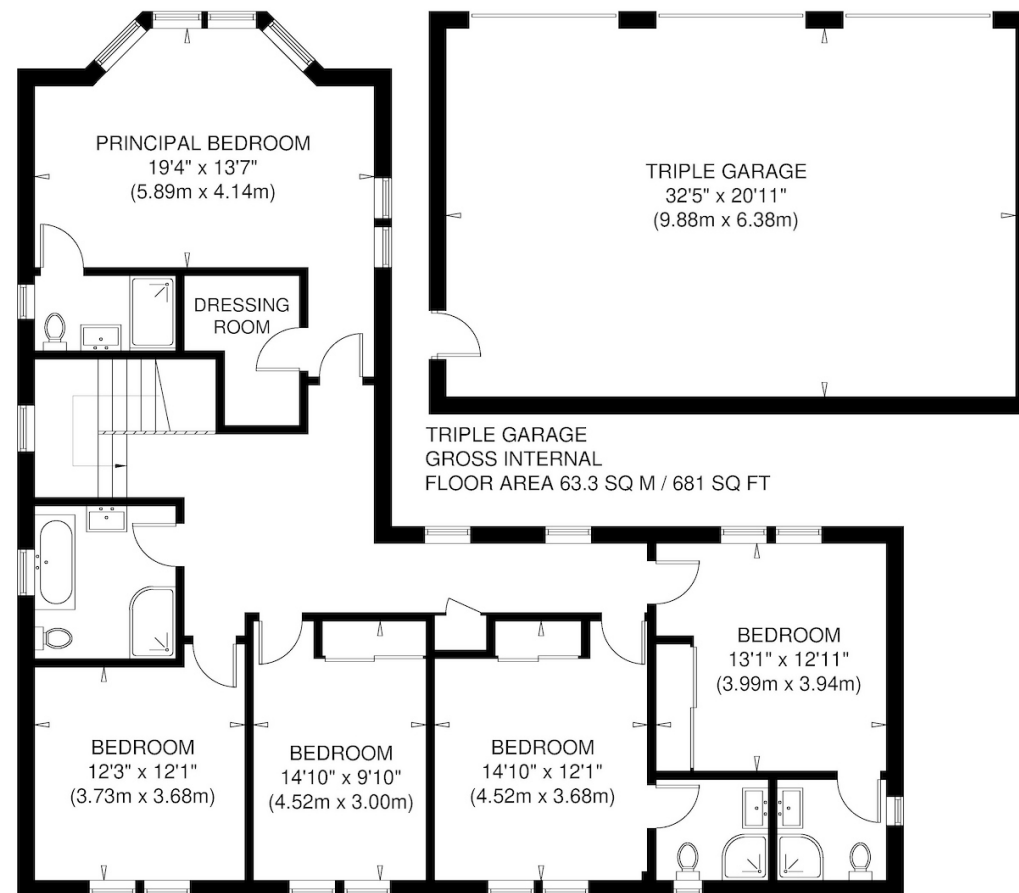








SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 141.4 SQ M / 1522 SQ FT



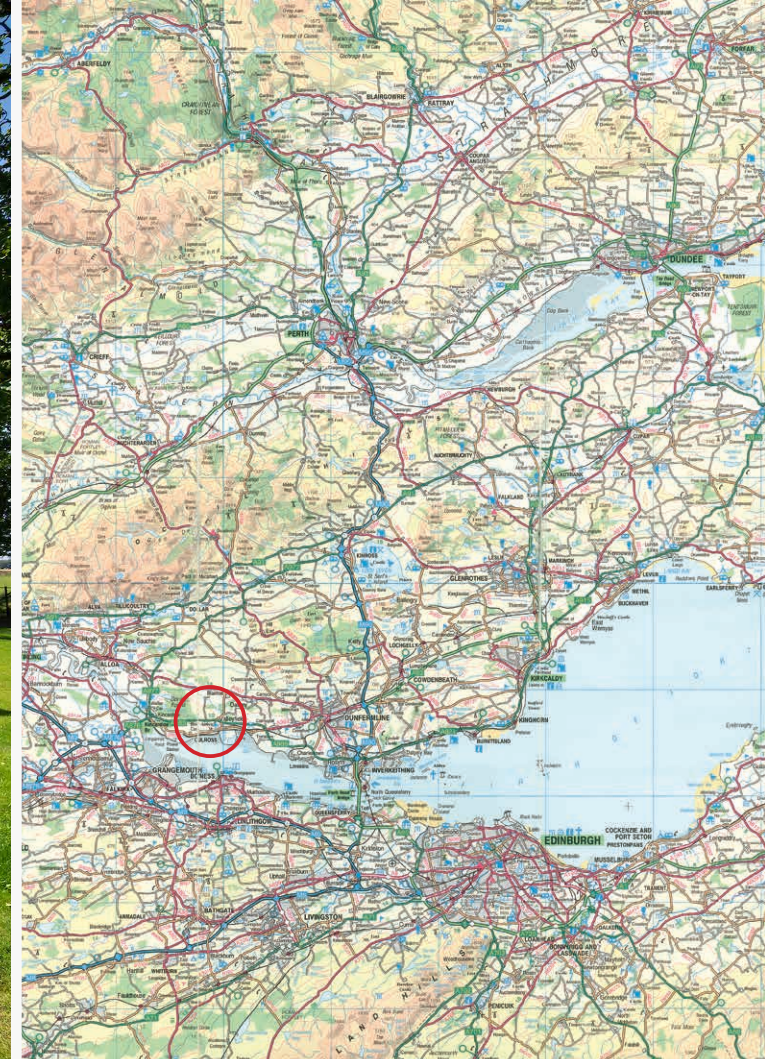
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 136.4 SQ M / 1468 SQ FT

THE COURT HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 277.8 SQ M / 2990 SQ FT  
TRIPLE GARAGE AREA = 63.3 SQ M / 681 SQ FT  
TOTAL AREA = 341.1 SQ M / 3671 SQ FT

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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#### **Proof and Source of Funds/ Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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#### **RETTIE**

☎ 0131 624 4183

✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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