

# DM HALL

## For Sale

Former  
Convalescence  
Home

Blair Castle  
Culross  
Dunfermline  
KY12 8JW



167.36 SQ M  
1,801 SQ FT

# Property Details

- Excellent views of the Firth of Forth, close to the Fife Coastal Path
- Situated in the picturesque and highly sought after coastal village of Culross
- 28 Ensuite Bedrooms
- Premises Licence
- Many original period features
- Would suit a variety of uses with excellent development potential
- Approx Gross Internal Area of 2,397 sq. m. (25,802 sq. ft.)
- Grounds extending to approx. 5.79 acres (2.34 ha)
- Offers Over £825,000 are being sought for the heritable asset.

## Imposing Category A listed country house most recently used as a convalescence home

### LOCATION

The historic and sought after coastal village of Culross lies on the northern shores of the Firth of Forth and is regarded as one of Scotland's most complete examples of a C.17th/18th burgh. In more recent times, the town has found fame as the filming location for the TV series Outlander which draws large numbers of visitors to the area throughout the year.

Culross lies approximately eight miles to the east of Dunfermline, 12 miles northeast of Falkirk and 25 miles to the northwest of Edinburgh.







# Property Details

The subjects occupy a picturesque, elevated, position overlooking the Firth of Forth to the south, approximately 1.5 miles to the west of Culross village centre. They are accessed via a private driveway leading from the main road which connects Culross in the east to the A985 in the west.

## DESCRIPTION

The subjects comprise an early 19th century, Category A listed, country house which is of solid stone construction that was extended in the 1950's. Most recently used as a convalescence home for former miners, the property is laid out to provide 28 ensuite bedrooms together with a variety of day space and admin offices.

The property retains much of its original grandeur with the architecture being in the style of famed Scottish architect Robert Adam. An imposing structure, the property is set within ample mature garden grounds having space for future development.

The bedroom accommodation was refurbished in circa 2005 at which time all rooms were made ensuite.

The walled garden is included in the sale and is currently let to Grow West Fife, SCIO until 30th June 2043 at a nominal rent of £1 per annum.

## ACCOMMODATION & FLOOR AREAS

The property is arranged over ground, first and second floors with lift access within the bedroom wing.

The gross internal area of the property extends to approximately 2,397 sq. m. (25,802 sq ft). Situated on a site extending to circa 5.79 acres.

## SERVICES

The property benefits from mains supply of electricity and water. With gas being supplied by calor gas tank for cooking and kerosene for the boilers. With drainage being private to a septic tank. In addition there is a wind turbine.

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Regulated by  
**RICS**

## TENURE

Heritable

## ENERGY PERFORMANCE

A copy of the EPC is available on request.

## NON DOMESTIC RATES

The subjects have a Rateable Value of £76,750.

## PROPOSAL

Our client seeks offers over £825,000 for the heritable asset.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

VAT is charged on the property.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents. Open viewings will be held, please contact the agents for more information.

When viewing the property access is only from Balgowie West Road.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

Margaret Mitchell BSc MRICS

Lois Paterson

Linda Morris

**DM Hall Agency Department**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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