
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



2 Devon Place, Saline, KY12 9UX
Offers Over £214,000



Attractive detached bungalow enjoying a quiet location within the much sought after village of Saline. Entrance vestibule, Split level lounge, Breakfasting kitchen, Mid hall, 2 Double bedrooms (En-suite shower room), Family bathroom. Double glazing. Gas central heating. Gardens to front and rear. Double detached garage with two electric roller doors. Modern decor. Ideal family/retirement home. Rarely available. EPC - C. Council Tax - D. Freehold.

LOCATION

The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs etc and recreational pursuits. Close to Dollar and Dollar Academy. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered Shopping Centre, secondary schooling, leisure services together with bus and railway stations. The Forth Road Bridge and Kincardine Bridge are both within easy reach making this area an ideal commuter base to most parts of central Scotland either by rail or road.

PROPERTY - DETACHED VILLA

- Vestibule
- Hall
- Lounge
- Breakfasting kitchen
- 2 Double bedrooms (Master en-suite)
- Family bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage with chipped driveway to rear
- Ideal family/retirement home
- Modern decor

ACCOMMODATION

Entrance Vestibule

With door to split level lounge.

Hall area

With doors to kitchen and mid hall. Steps leading down to lounge.

Lounge 5.20 m x 5.00 m / 17'1" x 16'5"

This is an attractive and well proportioned split level lounge. Front.

Breakfasting Kitchen 4.20 m x 3.60 m / 13'9" x 11'10"

This is a good sized breakfasting kitchen. Door to garden.

Mid hall

With doors leading to the 2 bedrooms and family bathroom. Storage cupboard.

Master Bedroom 3.80 m x 3.20 m / 12'6" x 10'6"

The master bedroom is of excellent proportions and boasts a double built in wardrobe. Door to en-suite shower room. Front.

En-suite Shower room 3.20 m x 0.90 m / 10'6" x 2'11"

Fitted with a white suite. Extensively tiled. Front.

Bedroom 2 3.70 m x 2.70 m / 12'2" x 8'10"

Another well proportioned double bedroom, which also enjoys the benefit of a double built in wardrobe. Rear.

Family Bathroom 2.70 m x 1.80 m / 8'10" x 5'11"

The family bathroom is fitted with a white suite and is partially tiled. Rear.

Gardens

This property has areas of garden ground to the front and rear. The rear garden is fully enclosed by fencing offering a pet and child safe environment. There is a gate leading to the rear, which gives access to garage.

GARAGE/DRIVEWAY

There is a garage with an electric roller door, located to the rear of the property and accessed via a chipped driveway.

HEATING

Gas central heating.

GLAZING

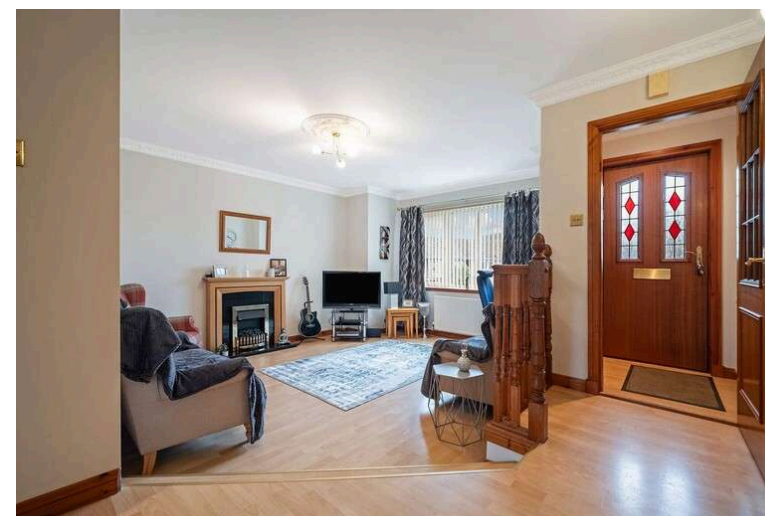
Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

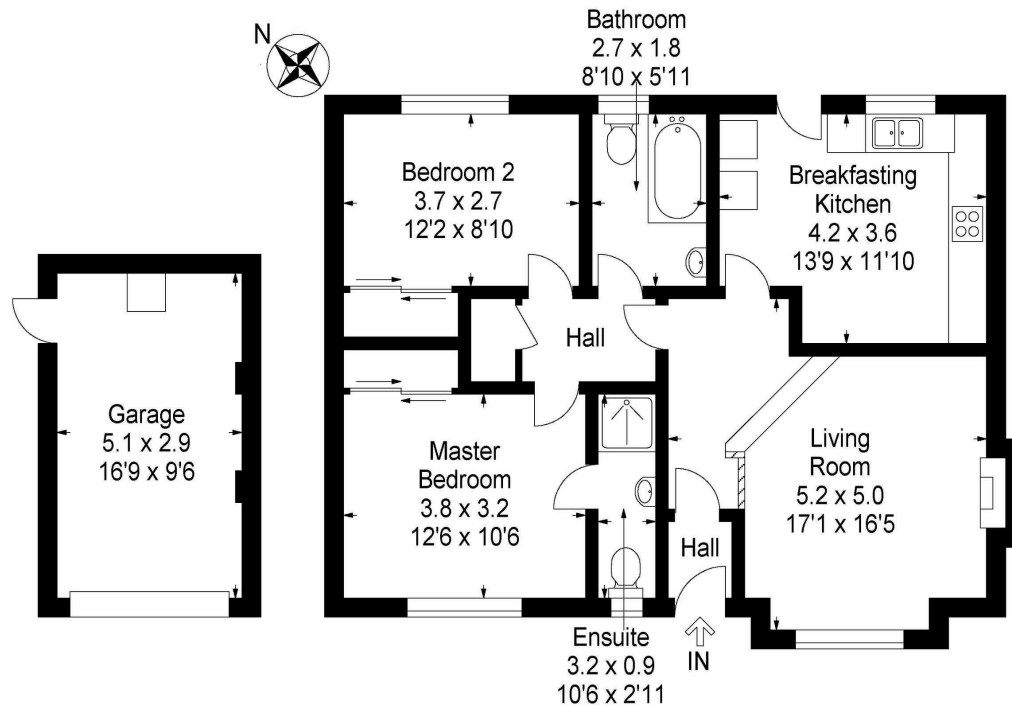
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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