

20 WEST ROAD, SALINE, DUNFERMLINE KY12 9UN

HARPER & STONE
ESTATE & LETTING AGENTS





20 WEST ROAD

SALINE, DUNFERMLINE KY12 9UN

PROPERTY FEATURES

- 4 bedroom detached family home
- 170 sqm (1,830 sq ft) of flexible living space
- Open plan kitchen / dining with central island
- Bright lounge
- Family room / snug on lower ground floor with bifold doors
- Separate utility room
- Principal bedroom with en suite shower room
- Three further double bedrooms
- Driveway and single garage
- Rear garden with decking area

Harper & Stone are delighted to present to the market 20 West Road in Saline, a newly built property in 2023 boasting 170sqm of modern family living space laid out across three levels set within the small parish of Saline.

The accommodation is presented as below:

Upper Ground Floor: Entrance Vestibule, Hall, Kitchen/Diner, Lounge and Toilet.

Lower Ground Floor: Hall, Sitting Room, Utility Room and Toilet

First Floor: Hall, Principal Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom.

Entry to the property is through a UPVC door into a spacious vestibule. Through the vestibule the hall opens and the ground floor accommodation flows from the hallway.

To the left is the front facing lounge, with two windows looking out to the driveway. The open plan kitchen / dining is positioned to the rear with a view over the rear garden. The kitchen is modern and neutral, fitted with a central island with a five zone induction hob with chimney style extractor over and a breakfast bar on the opposite side. Other integrated appliances include an oven, microwave, dishwasher and fridge freezer. There are plenty of pan drawers and storage within the kitchen. The units are gloss white with a complementary concrete effect laminate worktop. The dining area can easily accommodate 4 to 6 seater dining table.

Adjacent to the kitchen is the ground floor cloakroom, with an integrated vanity unit and WC, countertop wash hand basin with freestanding tap, and heated towel rail. Integral access to the garage is off the main hallway as well.

Taking the stairs to the first floor, there are four double bedrooms, one with an ensuite, and the family bathroom is on this level. The principal bedroom is positioned to the front with a bright view of the countryside. The ensuite comprises a large shower cubicle with neutral floor-to-ceiling tiling, an integrated WC unit with storage, and vanity







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sink unit with storage as well as a backlit mirror. The room also benefits from a large built-in wardrobe. Two of the three remaining bedrooms have generous built-in wardrobes, and the final bedroom is a decent double room.

The family bathroom provides a three-piece suite including a bath with waterfall shower over, an integrated WC, vanity sink unit with plenty of storage, heated towel rail and effect lighting along the bath area. Completing the first floor is a cupboard on the landing housing the hot water tank.

Returning to the hallway, stairs lead down to the lower ground floor, where there is ample under stairs storage. Immediately to the left, there is an additional reception room on this floor which could be a family room, snug or playroom. Bifold doors open straight out onto the composite decking area outside and the sunny rear garden is just beyond.

Next is the utility room, providing two appliance spaces and additional base units for laundry supplies. A separate cupboard is to the side, ideal for larger items to be kept secure. An external door in the utility leads to the decking area and the garden. Off the utility is a cloakroom with integrated vanity sink and WC, and backlit mirror with storage.

Externally there is a monobloc driveway to the front with parking available for multiple vehicles, as well as a single garage with an up and over door. Steps to the side lead down to the rear garden and decking area, which is a

sunny spot to enjoy outdoor dining and relaxation.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Please note the property is currently unfurnished, and all images include CGI inserts of furniture which are a representation of the property only.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E
EER Band B
Water: Mains
Sewage: Mains
Heating: Gas

The parish of Saline, which lies to the North West of Dunfermline is a small village retaining much of its old fashioned charm. Set amid unspoiled natural countryside there are lovely views towards surrounding scenic hills. Often referred to as "The paradise of Fife" residents enjoy the many benefits of traditional village life. There are local amenities within the village of Saline, including a primary school, secondary school catchment is Queen Anne High School in Dunfermline, and Dollar Academy is just 6 miles (with a daily school bus). Nearby major road and rail networks allow ready access to the most important business and cultural centers throughout Scotland with Edinburgh approx. 28 miles, Glasgow 37 miles, Kinross 14 miles and

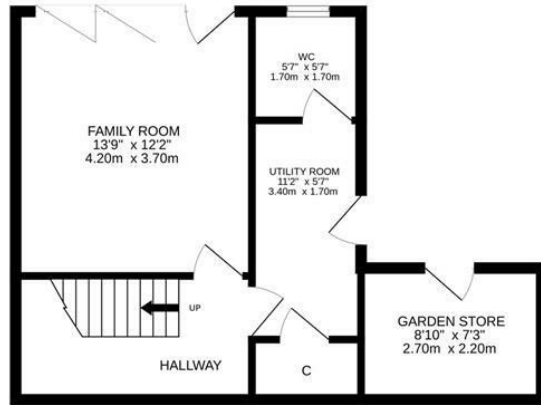
Inverkeithing 15 miles.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

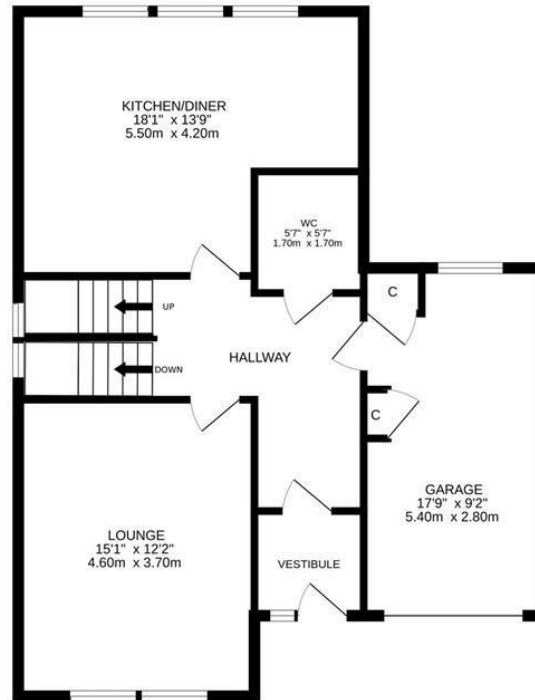




GROUND FLOOR



1ST FLOOR



2ND FLOOR

