

5 JIM HENSMAN PLACE, THE GLEBE, SALINE, DUNFERMLINE KY12 9UT

HARPER & STONE
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5 JIM HENSMAN PLACE, THE GLEBE

SALINE, DUNFERMLINE, KY12 9UT

PROPERTY FEATURES

- Immaculately Presented 4/5 Bedroom Detached Family Home
- Open Plan Kitchen & Diner
- Utility Room and Ground Floor Shower Room
- Formal Lounge with Direct Garden Access
- Family Room / Bedroom 5
- Spacious Principal Bedroom, Dressing Room & En Suite Bathroom
- Detached Double Garage with EV Charger
- Two Further Garden Rooms – Home Office / Bar, Gym and Storage
- Electric Gated Entrance and Privacy Fencing
- Stunning Views

Welcomed to the market is 5 Jim Hensman Place located in the picturesque parish of Saline. This 4/5 bedroom detached family home is immaculately presented and in true walk-in condition. The setting is idyllic, tucked away in a quiet and private cul-de-sac with stunning views. Early viewing is highly recommended in order to prevent disappointment.

Entry to the property is into a spacious reception vestibule with space for coats and shoes storage if desired. Double doors open into the entry hall, from where the ground floor accommodation flows. On the left is the formal lounge, with dual aspect windows allowing natural light to flood the room. This room could also be utilised as a guest bedroom if the need arose.

At the end of the hall, a door leads to the open plan kitchen and diner. Kardean flooring laid throughout the lower level creates a seamless flow through the living areas.

The kitchen is presented with modern dark grey wall and base units with complementary grey granite worktops. Integrated appliances include a five zone Neff induction hob, double oven, wine cooler, and fridge freezer. A central island provides breakfast bar seating and additional kitchen storage. The dining area is extremely spacious and would be the perfect arrangement for dinner parties and modern family living. A sliding door from the dining area opens to the external patio and rear garden. Off the kitchen is the utility room, fitted with grey base units and a one and a half bowl utility sink, as well as allowing space for multiple appliances. The flooring is grey stone effect tile. A door opens to the side of the house from the utility.

Double doors from the dining area open to the lounge, a large family room with a relaxing atmosphere. Sliding doors open to the patio to the rear.

Returning to the hallway, there is a ground floor shower room comprising a modern shower cubicle with drench shower, vanity sink unit with storage and WC. Completing the ground floor is an under-stair cupboard. The high-quality staircase with solid oak handrail and banister leads to the first floor.

The Principal Bedroom is to the rear left, providing a peaceful outlook over the rear garden from the French balcony. There is a copious amount of space for bedroom furniture, with an open display walk-in wardrobe area fitted with shelving and drawers. The ensuite bathroom is finished in classic marble effect tiling to the floor and walls. To one corner is a modern shower cubicle with black trim and drench shower, and the freestanding bath with freestanding tap is a striking feature. Completing the suite is a wash hand basin and vanity









5 JIM HENSMAN PLACE, THE GLEBE

unit with storage, heated towel rail and WC.

Bedroom 2 is opposite the principal bedroom with a recessed window nook, again overlooking the rear garden and providing a comfortable seating area. Bedrooms 3 and 4 are both front facing, with a built-in wardrobe to Bedroom 3 and dual aspect windows to Bedroom 4. The family bathroom is tiled with grey stone effect tiling to the floor and half height on the walls, presenting a suite comprising a freestanding bath, shower cubicle with black trim and drench shower, wash hand basin with vanity storage, heated towel rail and WC. Completing the first floor is a large storage cupboard within the hall on the landing.

The entire external space is extremely low maintenance, with the monobloc driveway allowing parking for multiple cars and the front and rear garden areas laid with a combination of gravel, porcelain patio tiles and artificial grass. There are three outbuildings which include an office room, a detached double garage (with attic storage) and a garden room. The office room at the front is the ideal home working domain, creating a private workspace while being fully insulated and functional with light, power, fibre internet connection and electric radiator heating. The double garage is equipped with an electric roller door and an EV charger. At the rear is another garden room surrounded by decking along two sides. There are three sections, one area which has a bar installed and the other section providing an area for exercise equipment or a studio of some kind. The final section is a storage area for bikes and outdoor equipment. Finally, the private putting green allows the avid golfer to perfect their strokes. Modern, composite Charles & Ivy fencing along the perimeter provides a private environment and external effect lighting lines the driveway. To the front is an electric gate again providing security and privacy.

The property benefits from underfloor heating on the ground floor and radiators to the

first floor with heating provided by way of an air source heat pump.

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.

Viewings are strictly by appointment only via Harper & Stone.
What3words Navigation: deprives.snored.highlighted

Council Tax Band G
EER Band TBC
Water: Mains
Sewage: Mains
Fibre Connection: Gigabit line
Heating: Air Source Heat Pump

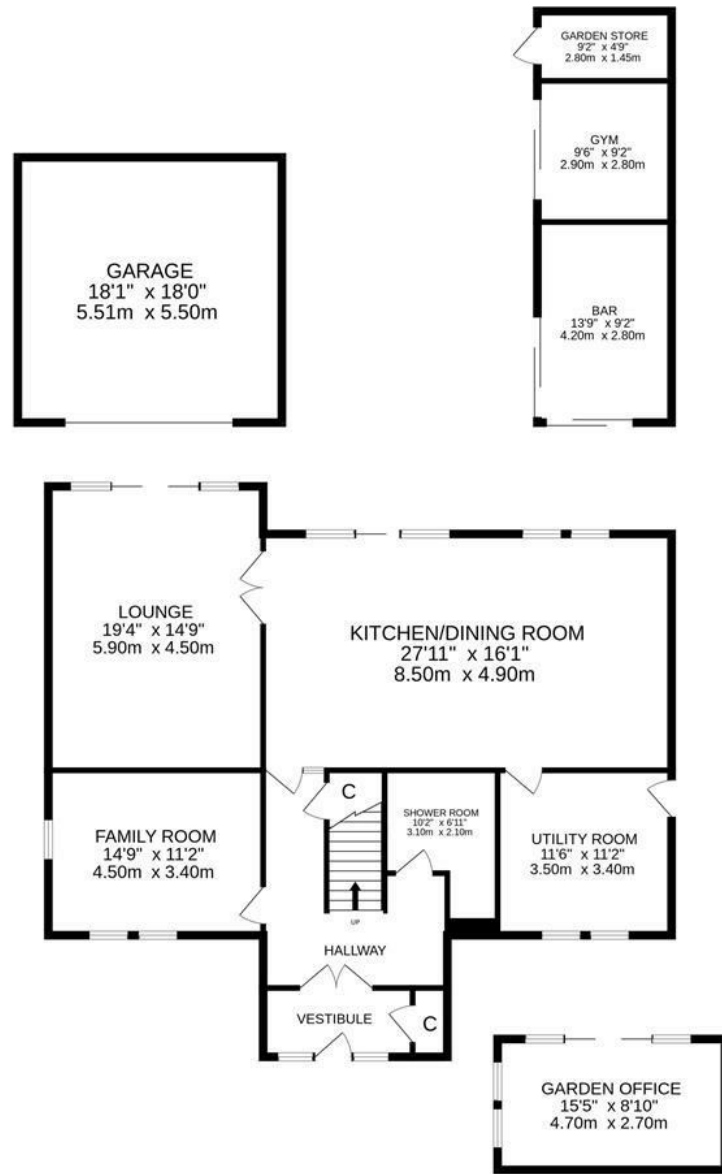
The parish of Saline, which lies to the North West of Dunfermline is a small village retaining much of its old fashioned charm. Set amid unspoiled natural countryside there are lovely views towards surrounding scenic hills. Often referred to as “The paradise of Fife” residents enjoy the many benefits 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

