



Morgans
PROPERTY

9 John Crane Court, Saline, KY12 9TW
Offers Over £380,000

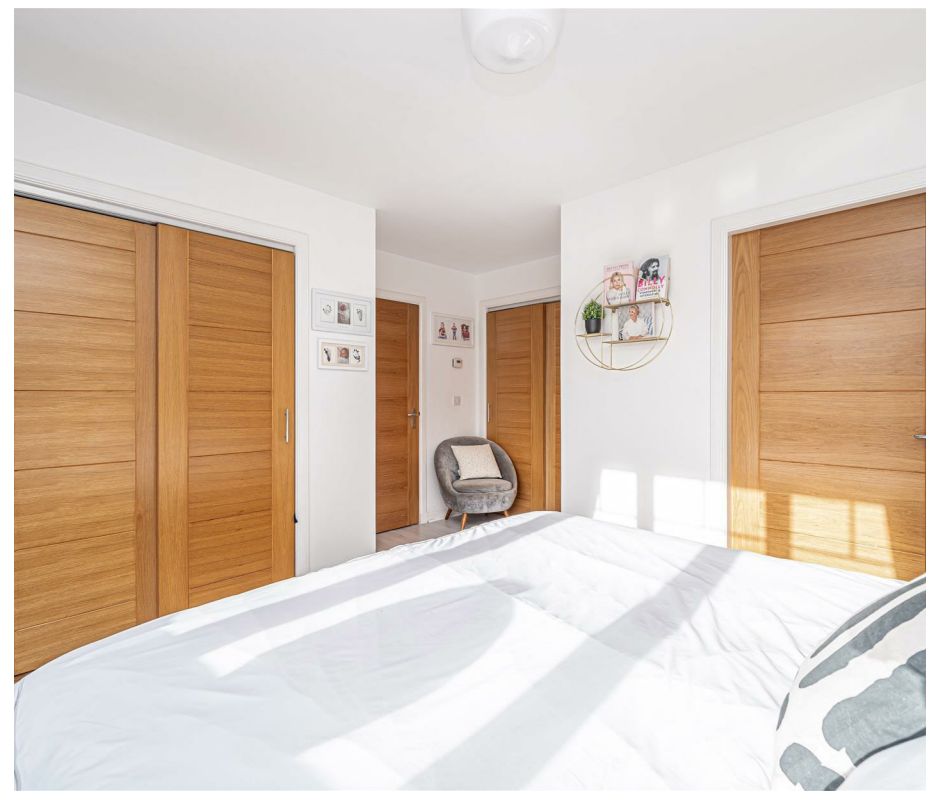
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CLOSING DATE MONDAY 04 NOVEMBER 2024 @ 2PM £20K UNDER HOME REPORT VALUE - Executive detached villa built by Allanwater Homes positioned on a generous plot with open stunning countryside views in a quiet cul-de-sac setting. This is a superb purchase within The Views Estate in Saline, a sought after village location within walking distance of Saline golf club with bar and restaurant, local amenities and schooling. The spacious and versatile accommodation is split over four levels. The ground floor comprises: entrance hallway with storage, bedroom with en-suite facilities and access to double garage. Stairs lead to lower ground floor with open plan kitchen/dining/family room with french doors to landscaped gardens and beautiful countryside backdrop, ideal entertaining space, utility room and wc facilities. Stairs from ground floor lead to upper landing with lounge with juliet balcony making the most of the open aspect, bedroom and four piece family bathroom. On the upper level is principal bedroom with en-suite and two further bedroom completes the accommodation. The property benefits from gas central heating, double glazing and ample storage throughout. Attractive and well maintained gardens to the front and rear which is secluded and private. Driveway leads to double garage. Early viewing recommended to appreciate this superb property on offer.





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.

EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

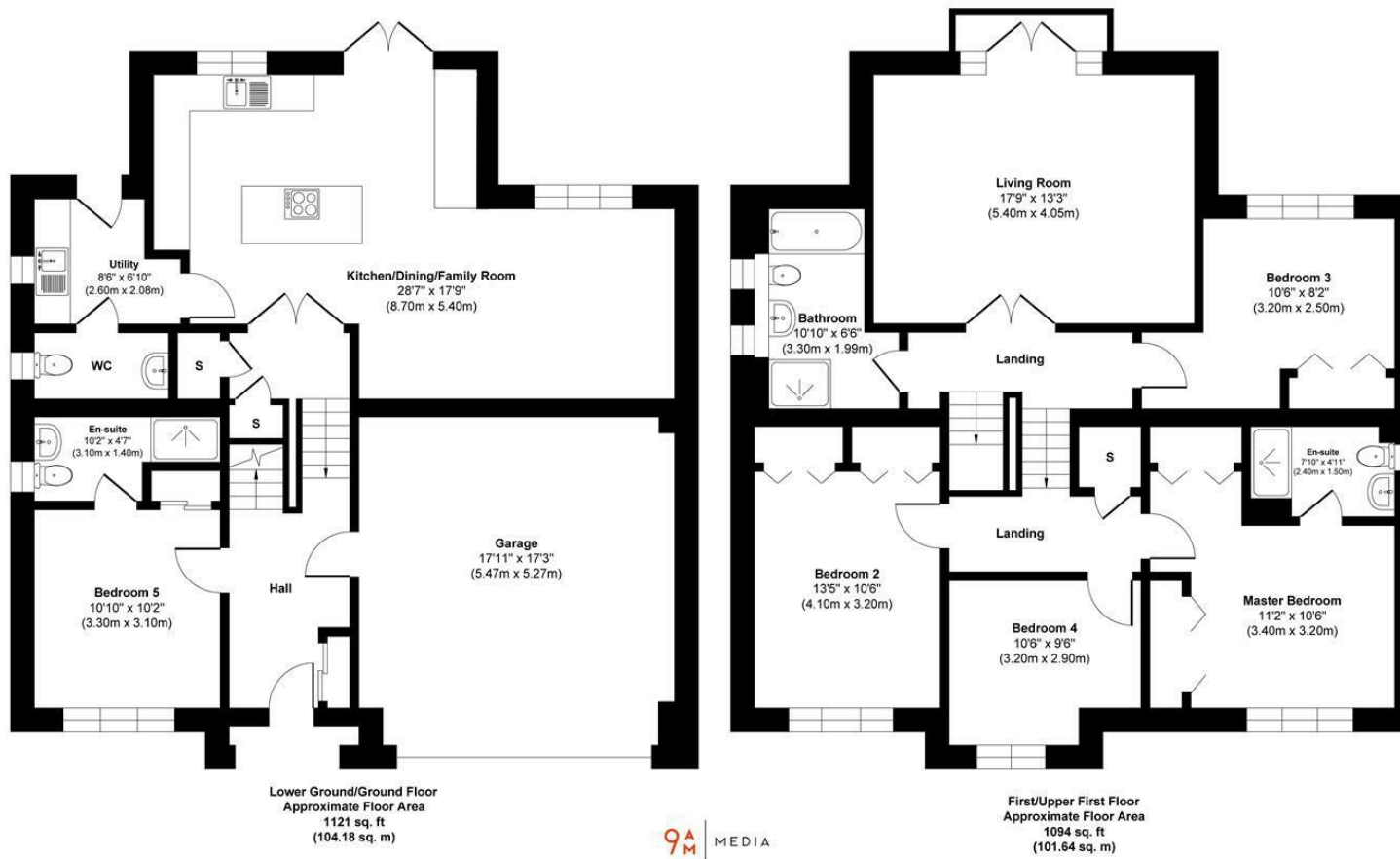
Please note the broadband connection was upgraded to FTTP (Full Fiber To The Property) a few years ago by Openreach and is capable of high transfer rates.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









Approx. Gross Internal Floor Area 2215 sq. ft / 205.82 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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