



Morgans

PROPERTY

1 Loch Road, Saline, KY12 9UL

Offers Over £355,000







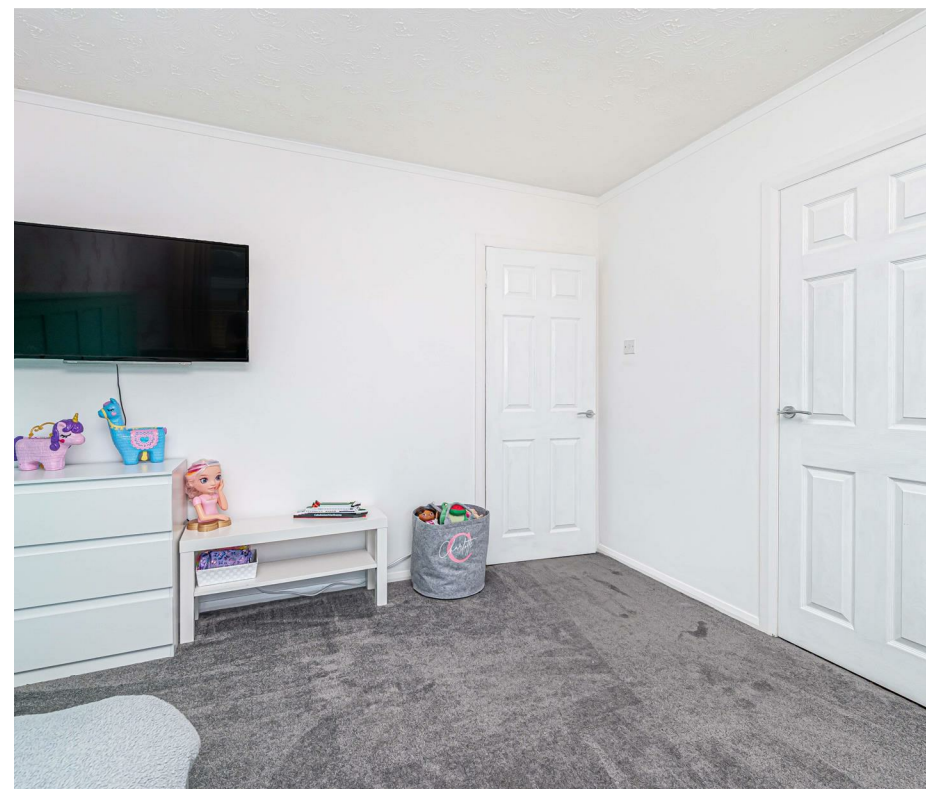




Essential Viewing. Quietly situated in the peaceful village of Saline is this deceptively spacious detached bungalow which has undergone a complete renovation of work over the last year and is a credit to the present owners being offered in move in condition. The property is beautifully presented and generous throughout offering any discerning buyer an easy to maintain home with fully enclosed mature gardens with patio area which provides a child and pet safe environment. The driveway gives access for several vehicles and there is ample on street parking. The subjects briefly comprise reception hall, front facing bright and spacious lounge, stylish dining kitchen, four bedrooms (three with built in wardrobes), contemporary family bathroom and further shower room. Access to attic. The property benefits from lovely countryside views, solar panels with battery back up, double glazing throughout and gas central heating. A very cost effective home to run.







### LOCATION

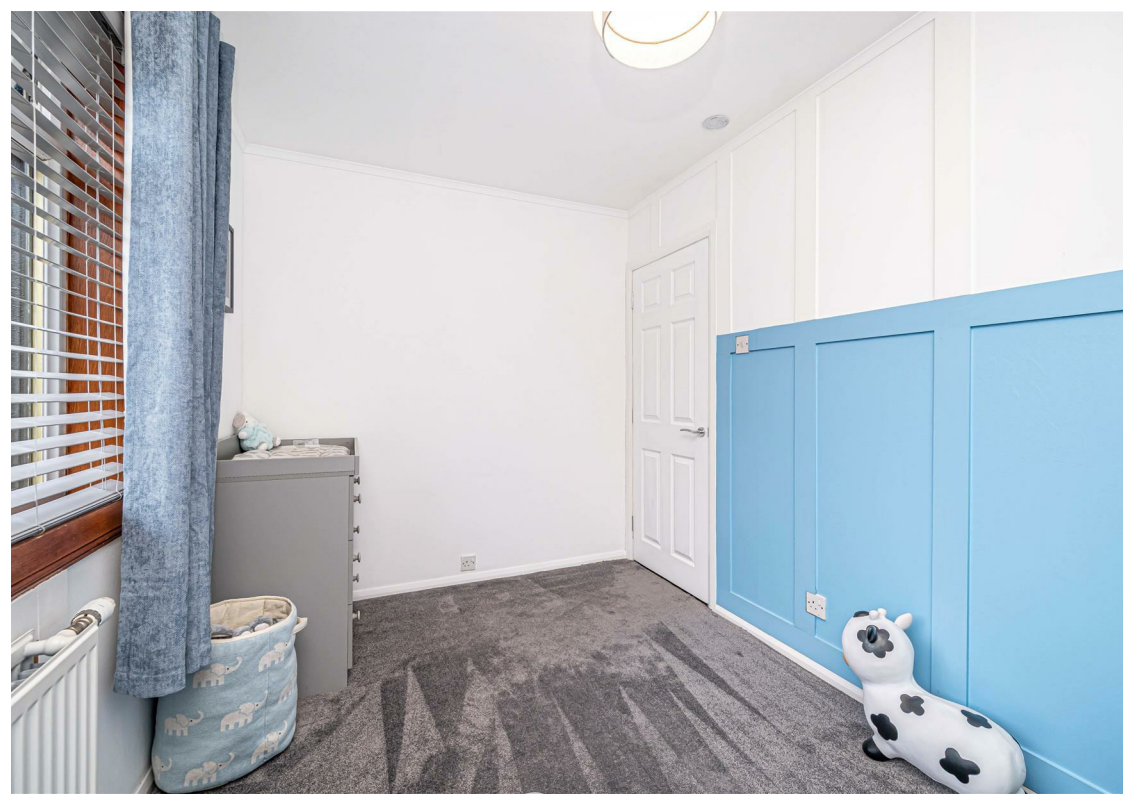
The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities with a local shop, two coffee shops and a weekly visit from the post office mobile unit. It has its own primary school, and golf course/bar. The community centre and Church have undergone renovations in recent years. It also has a local car garage anWell 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 and garden sheds. American fridge freezer included other items by negotiation.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





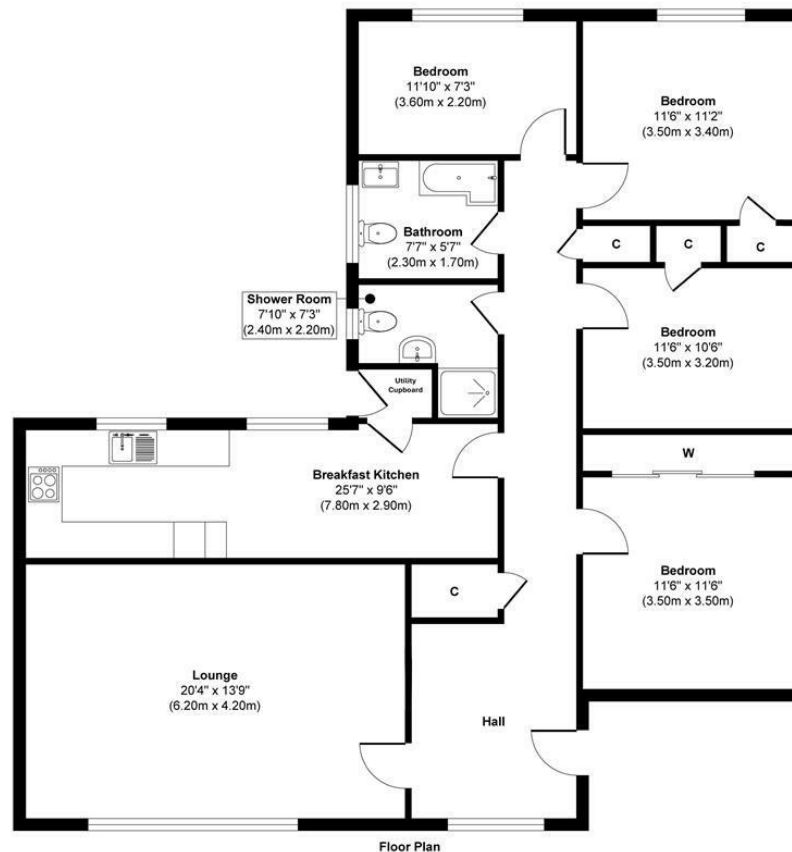












9AM MEDIA

**Approx. Gross Internal Floor Area 1317 sq. ft / 122.41 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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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.