



Morgans

PROPERTY

28 Upper Kinneddar, Saline, KY12 9TR

Offers Over £269,950







Quietly positioned within the ever popular West Fife village of Saline is this extended family villa, offering generous living space and flexible accommodation throughout. The gardens and grounds are well maintained with large monobloc driveway to front giving access for several vehicles leading to integral garage and enclosed rear gardens providing a child and pet safe environment. The gardens are mainly laid to lawn with raised decking and are not overlooked. The subjects briefly comprises entrance hall, lounge/diner, dining kitchen leading to family room with feature wood burner, utility room and boiler room with integral door to garage. There is a double bedroom and modern shower room on the ground floor. On the upper level there are three further bedrooms, one is used as an office, and family bathroom. The property is double glazed with gas central heating.





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 and wood store.

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.



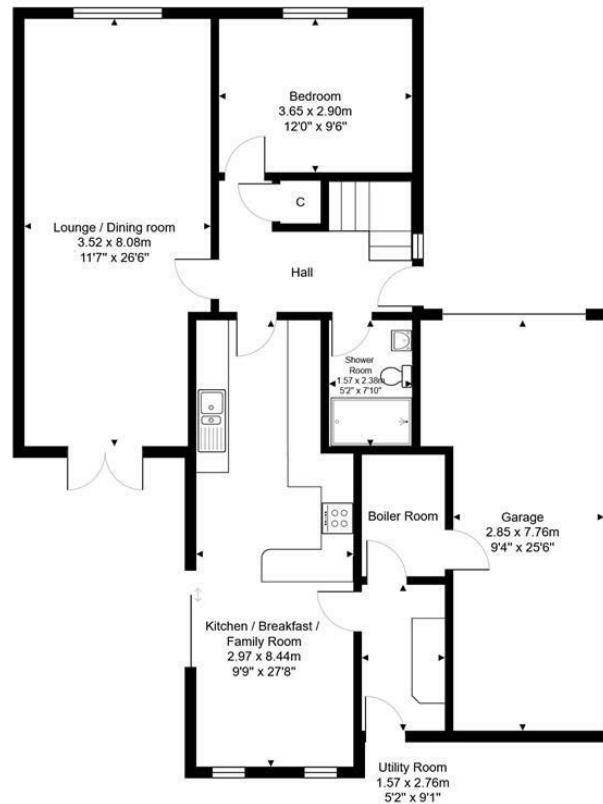




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Total Area: 156.6 m² ... 1686 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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PROTECTED

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.