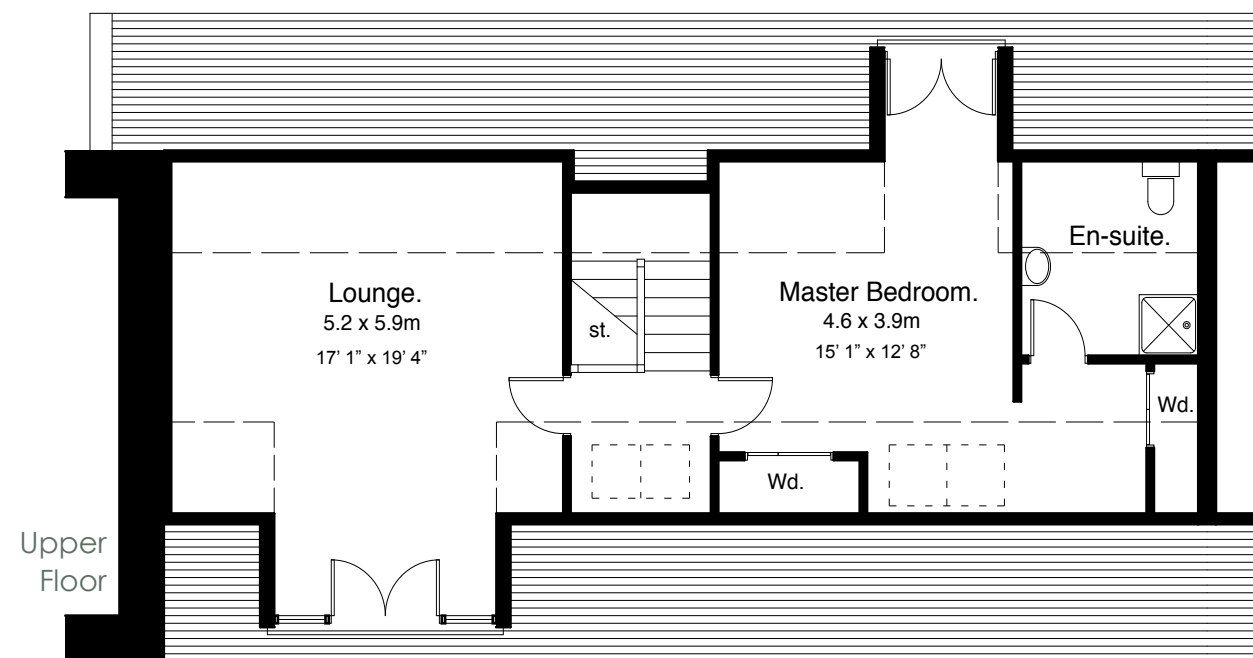
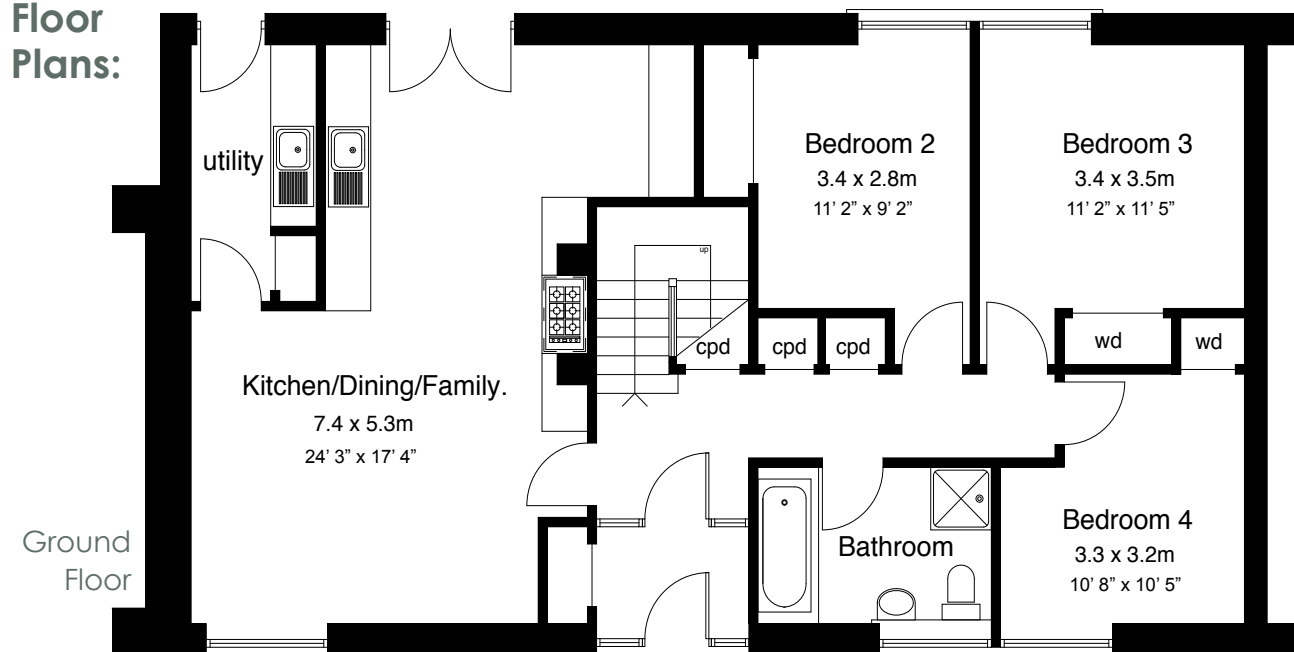


Dumfermline, Fife

2 Kinneddar Mains Steading, Saline, KY12 9LJ



Floor Plans:



Cairn Estate Agency

34 Gibson Street
Glasgow G12 8NX

t: 0141 270 7878 f: 0141 334 4385

e: enquiries@cairnestateagency.com

This brochure is not a report on the condition of the property. Nor are its terms warranted, or constitute an offer to sell. All area and room measurements are approximate and for guidance only. Floor plans are illustrative and are not to scale. All measurements are taken from the longest and widest points. Printed on recycled stock by an FSC accredited printer. The property is sold as seen. Your attention is drawn to the fact that we have been unable to confirm whether certain items included within the property are in full working order. Any prospective purchasers must accept that the property is offered for sale on this basis.

Dumfermline, Fife

2 Kinneddar Mains Steading,
Saline, KY12 9LJ



A four bedroom mid-terraced steading set amidst a semi-rural countryside location on the outskirts of Saline.

Features include:

Gas central heating, double glazing, private single garage and attractive gardens.

Council Tax Band G

Energy Efficiency Rating Band C



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Dumfermline, Fife

2 Kinneddar Mains Steading, Saline, KY12 9LJ



Description:

Kinneddar Mains Steading has been converted to provide modern day living yet maintaining the existing charm and character of the original steading. Set amidst a semi-rural countryside location on the outskirts of Saline these mid-terraced steadings are ideally placed for the commuter within easy access to the M90 motorway link and Kincardine Bridge for the west. There are local amenities within Saline including a primary school with secondary schooling in nearby Dunfermline.

The accommodation offered to a high specification comprises: entrance vestibule, hallway, open plan contemporary kitchen with integrated appliances, dining and family area with French doors to the patio area, downstairs WC, three double bedrooms and family bathroom. Upstairs there is a large lounge with open outlook and the master bedroom with en-suite. There is a small garden to the front and attractive garden to the rear with lawn and borders as well as a private single garage.

From the M90 heading north exit at junction 4 (Kelty) and turn left along the B914. Turn right at the fork in the road and head towards Saline. Go through the village of Saline and take a turning on the left hand side (sign posted Oakley). Kinneddar Mains Steading can be found a couple of hundred yards along the road on the right hand side.

Located on the edge of the attractive and popular village of Saline, Kinneddar Mains is perfectly located in a rural setting but is only a short distance from the M90 which gives access to most major towns and cities within Central Scotland. Saline offers every day facilities such as a local shop, pub, hotel as well as a golf course. Educational facilities in the area are excellent with the very friendly Saline Primary School and numerous high schools available with transport within Dunfermline. For those seeking private education this can be located at Dollar (8m) with a daily bus stopping at Saline for children. The area offers excellent hacking facilities with many bridle paths in the locale as well as country walks for everyone to enjoy. Dunfermline is only five miles away which offers an extensive range of shopping and leisure facilities. There is a bus route through Saline offering public transport.



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