



Malcolm Jack
& Matheson

28 ARGYLL PLACE
SALINE, KY12 9UW



**OFFERS OVER
£174,995**

**IMMACULATE 3 BED SEMI
DETACHED HOME IN A QUIET
ESTATE WITH ATTRACTIVE GARDEN
GROUNDS AND AMPLE ON STREET
PARKING.**

**HALL
LOUNGE
DINING ROOM
KITCHEN
DOWNSTAIRS WC
3 BEDROOMS
BATHROOM
GARDENS
AMPLE ON STREET PARKING
GCH & DG
EPC C**



SITUATION

The village of Saline offers a range of essential amenities, including a local shop, post office, primary school, and a golf course. It is well-positioned for access to the Ochils, Trossachs, and various outdoor activities, with the nearby town of Dollar and Dollar Academy just a short distance away. Regular transport links provide easy access to Dunfermline, where a wider variety of facilities can be found, such as the Kingsgate Shopping Centre, secondary schools, leisure services, and both bus and railway stations. Additionally, the Forth Road Bridge and Kincardine Bridge are within proximity, making this location a convenient commuter base for much of central Scotland, whether by rail or road.

PROPERTY

28 Argyll Place is a highly desirable 3 bed semi-detached home situated in quiet cul de sac within an estate. The property is well situated quick and easy access to Saline Golf Club, commuter links, the centre of Dunfermline with its well reputable schools at all levels.

Internally, meticulous maintenance over the years ensures walk in accommodation across two levels. The accommodation comprises hall, lounge, dining room, modern fully fitted kitchen with access to the rear garden, 3 bedrooms and a modern bathroom. The property boasts good decorative order throughout, along with the advantages of ample storage facilities, gas central heating, and double glazing.

Externally the property has a front and rear garden. The rear garden is fully enclosed, easy to maintain with access to additional parking. The front garden has a lawn and well-stocked borders. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 3.28m x 1.33m (10'9" x 4'4")

Bright entrance hall with carpeted staircase. Window. Radiator. Laminate flooring.

WC

Modern white two-piece suite. Opaque window to side. Radiator. Wall mounted cabinet for storage. Vinyl flooring.



LOUNGE 4.57m x 3.86m (15' x 12'8")

Well-lit lounge with window to front. TV point. Radiator. Carpet.

DINING ROOM 3.82m x 2.46m (12'6" x 8'1")

A well-lit room perfect for entertaining. Large walk in storage cupboard. Radiator. Carpet.

KITCHEN 3.44m x 2.76m (11'3" x 9'1")

Modern fully fitted kitchen with integrated sink and drainer, oven, electric hob, cooker hood, washing machine and fridge/freezer. Door out to the rear garden. Window to rear. Radiator. Laminate flooring.

LANDING 3.00m x 1.82m (11'3" x 9'1")

Spacious landing with hatch to the attic. Built in storage cupboard with shelving. Built in airing cupboard housing the combi boiler. Carpet.

BEDROOM ONE 3.91m x 3.10m (12'10" x 10'2")

Spacious master bedroom with ample space for free standing furniture. Built in cupboard. Window to the front. Telephone point. Radiator. Carpet.

BEDROOM TWO 3.88m x 2.78m (12'9" x 9'1")

Spacious double bedroom with ample space for free standing furniture. Window to rear. Built in single wardrobe with hanging rail. Radiator. Carpet.

BEDROOM THREE 2.82m x 2.79m (9'3" x 9'2")

A good-sized single bedroom with a window to the front. Radiator. Built in storage cupboard. Carpet.

BATHROOM 2.37m x 1.76m (7'9" x 5'9")

White modern three-piece suite comprising bath with mixer shower, WC, and wash hand basin. Opaque window to rear. Chrome heated towel rail. Tiled flooring.

GARDENS AND GROUNDS

The property boasts well-maintained garden grounds. The front garden is laid with lawn with well stocked borders.

The rear garden is fully enclosed and is easy to maintain. There is a garden shed, an area for drying clothes and a gate leading out to additional car parking.

EXTRAS

All fixtures and fittings are included in the sale together with the integrated items in the kitchen. The garden shed will be included in the sale.

VIEWING

Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing property@malcolmjack.co.uk

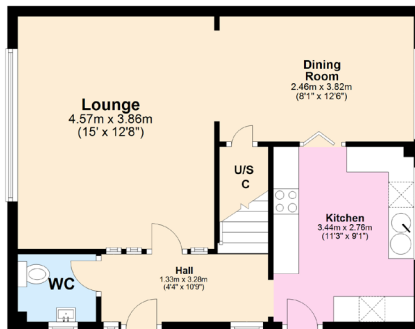
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



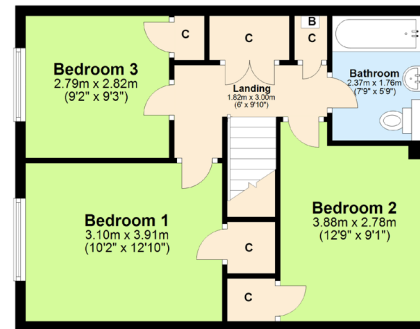
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk

enquiries@malcolmjack.co.uk

espc rightmove

