



Malcolm Jack
& Matheson

40 OAKLEA
SALINE, KY12 9TP



OFFERS OVER
£125,000

**SPACIOUS 2 BED TERRACED
HOUSE IN A QUIET ESTATE WITH
ATTRACTIVE GARDEN GROUNDS
AND AMPLE ON STREET PARKING.**

**HALL
LOUNGE/DINER
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
FRONT AND REAR GARDEN
AMPLE ON STREET PARKING
GCH & DG
EPC C**



SITUATION

The village of Saline offers a range of essential amenities, including a local shop, 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

40 Oaklea is a highly desirable 2 bed terraced house situated in a quiet 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/diner, kitchen with access to the rear garden, 2 double bedrooms and a 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. There is ample on street parking surrounding the property.

ACCOMMODATION

HALL 2.78 x 2.06m (9'1" x 6'9")

Bright entrance hall with carpeted staircase. Window. Cupboard housing fuse box. Radiator. Laminate flooring.

LOUNGE/DINER 5.92m x 3.65m (19'5" x 12')

Well-lit lounge with window to the front and window to the rear. Telephone point. Two radiators. Carpet.



KITCHEN 2.73m x 2.34m (8'11" x 7'8")

Fully fitted kitchen with integrated sink and drainer, oven, electric hob, and cooker hood. Free standing fridge. Built in store cupboard. Door out to the rear garden. Window to the rear. Radiator. Laminate tile effect flooring.

LANDING

Hatch to the attic. Carpet.

BEDROOM ONE 4.45m x 2.94m (14'7" x 9'8")

Double bedroom with ample space for free standing furniture. Built in cupboard housing boiler. Window to the front. Radiator. Laminate flooring.

BEDROOM TWO 4.40m x 2.90m (14'2" x 9'6")

Double bedroom with ample space for free standing furniture. Window to the rear. Built in cupboard. Radiator. Carpet.

BATHROOM 2.00m x 1.72m (6'7" x 5'8")

White three-piece suite comprising bath with electric shower, WC, and wash hand basin. Opaque window to rear. Radiator. Laminate tile effect 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 has a lawn and garden shed.

EXTRAS

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

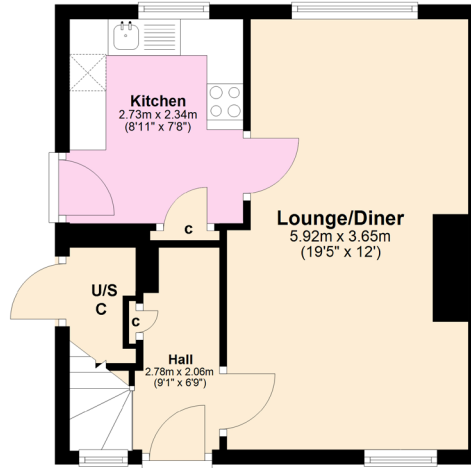
Interested parties are advised to instruct their Solicitor to note interest on this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

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



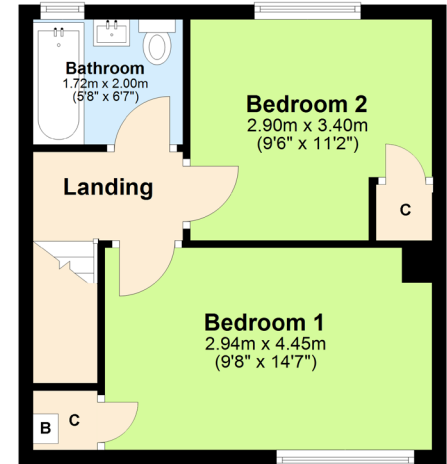
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the 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

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