



Cherryneuk Saline Road, Oakley - KY12 9LA

Dunfermline

Offers Over **£199,995**





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Cherryneuk Saline Road

Oakley, Dunfermline

Traditional detached 2-bed cottage on half-acre plot, detached garage, tree-lined grounds, DG, GCH. Scope to extend. Home Report £200,000. Path access only at present. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED COTTAGE SET WITHIN HALF ACRE PLOT
- PREVIOUS PLAN REF 24/02344/FULL FOR DRIVE
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH FEATURE STONE WALL
- KITCHEN & APPLIANCES
- MODERN SHOWER-ROOM/WC
- DG- GCH - EPC D
- HOME REPORT £200,000
- DETACHED GARAGE/ STORE
- GENEROUS GROUNDS WITH WOODLAND ASPECT

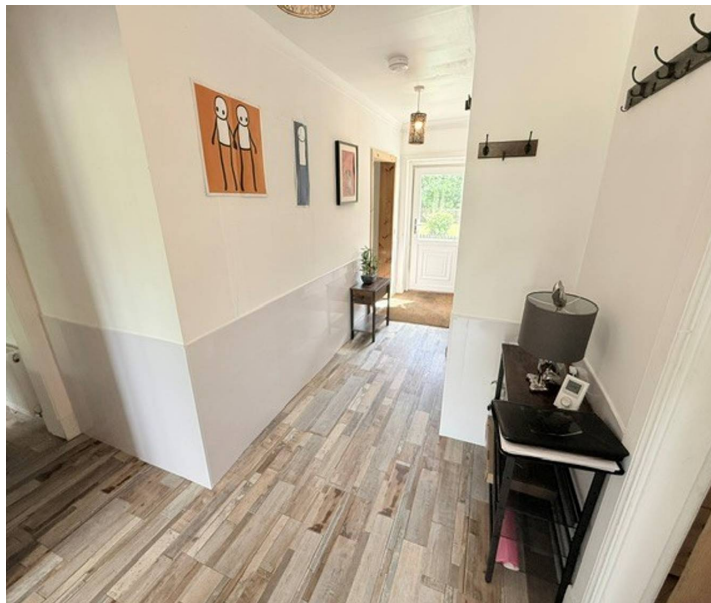


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GARDEN

Aprox half-acre plot

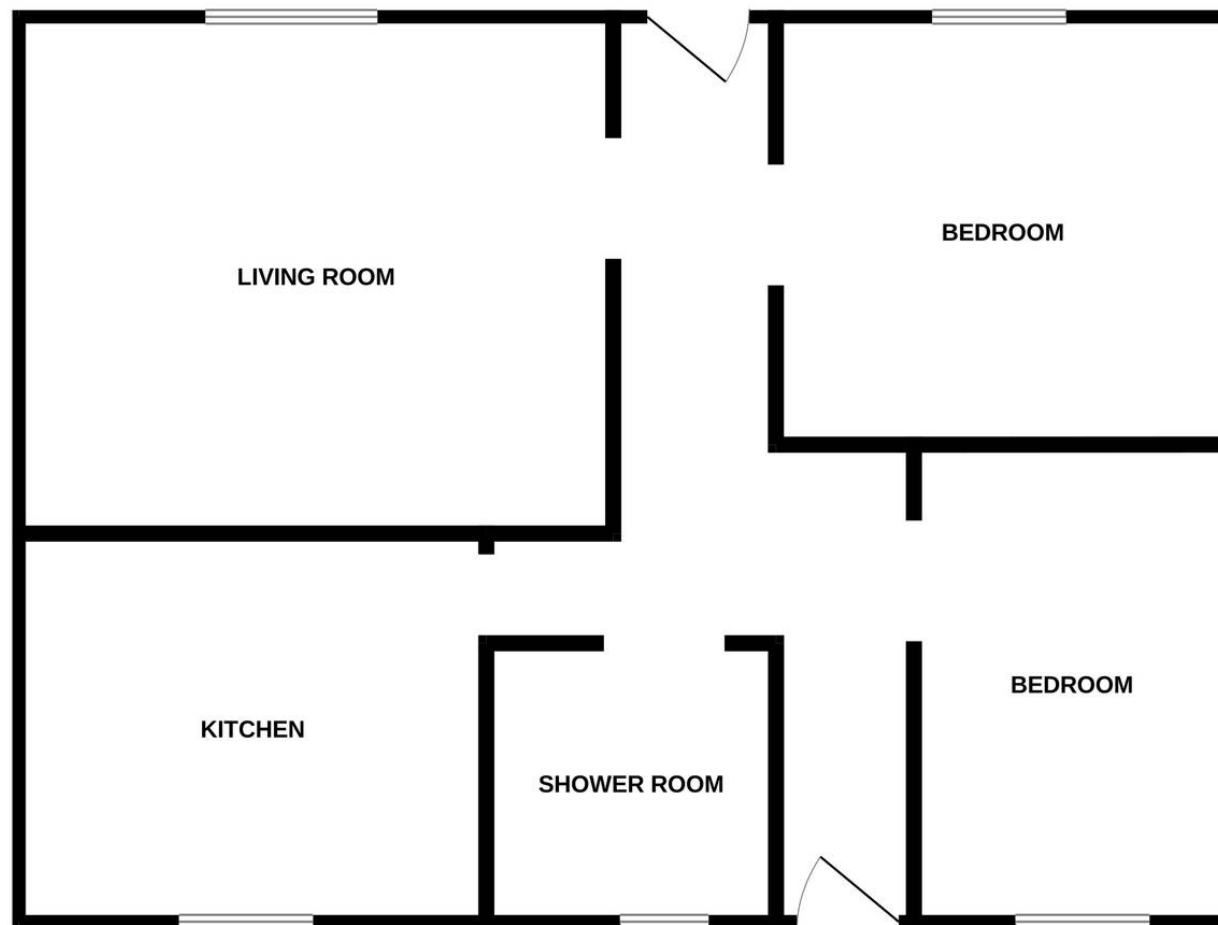




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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