



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**28 Main Street**

SALINE, FIFE, KY12 9TL





The picturesque village of Saline is situated five miles (eight kilometres) to the north-west of Dunfermline. Saline has a number of fine 19th-century Jacobean-style cottages on its main street, and North Road boasts a row of well-preserved weavers' cottages.

Saline Hill commands a beautiful and extensive view of the Forth Valley. On clear days Ben Lomond, Stirling Castle, The Wallace Monument, Edinburgh Castle and the Pentland Hills can all be seen.

The village has a general store, Post Office, an active community centre, and a church. Dollar (six miles) and Alloa (eleven miles) have a wider range of local shops and supermarkets. Nearby, Dunfermline has an attractive high street and all major amenities including Theatre and the lovely seventy-six-acre Pittencrieff Park.

A bus runs daily through Saline to Dollar Academy. There are other private schools in the area including Glenalmond College, Strathallan, Kilgraston and Craigclowan. Saline has a

good primary school and there are four high schools in Dunfermline.

The M90 provides fast access to Perth (thirty miles) and Edinburgh (twenty-two miles). Glasgow is thirty-eight miles to the south via the Kincardine Bridge and Stirling is seventeen miles to the west. Trains run regularly to Edinburgh from Dunfermline (seven miles) and Edinburgh airport is only nineteen miles away. There is a Park and Ride at Halbeath with services into Edinburgh or north to Inverness and Aberdeen.

The surrounding countryside offers a range of leisure and recreational opportunities including a nine-hole golf course in Saline. Trout fishing is available in several nearby lochs and reservoirs including the well-known national nature reserve at Loch Leven. Nearby, The Ochil and Cleish Hills are popular amongst walkers and mountain-bikers. There are several local liveryies and a network of bridle paths for those with equestrian interests.



McEwan Fraser Legal is delighted to present this immaculate two bedroom semi-detached cottage in truly walk-in condition.

Once inside, you will be greeted with first-class specifications and cleanliness. There is an entrance hallway allowing access to all rooms. An impressive lounge with a large picture window floods the room with natural light and offers extensive views. The kitchen is to the rear with access to the secluded garden grounds. The kitchen has an extensive area of worktops, with good quality floor and wall-mounted units. All bedrooms are

double in size, two of which have space for free standing furniture if required. The family bathroom is spacious and offers a contemporary three-piece suite.

The property also includes double glazing throughout, gas central heating, and a large driveway. The front garden includes a paved and grassed area with shrubs, while the enclosed rear garden offers great privacy which is bordered by grass and shrubs. There are two outhouses for extra storage and the property has planning to extend to the rear of the property. This property is available for immediate entry.

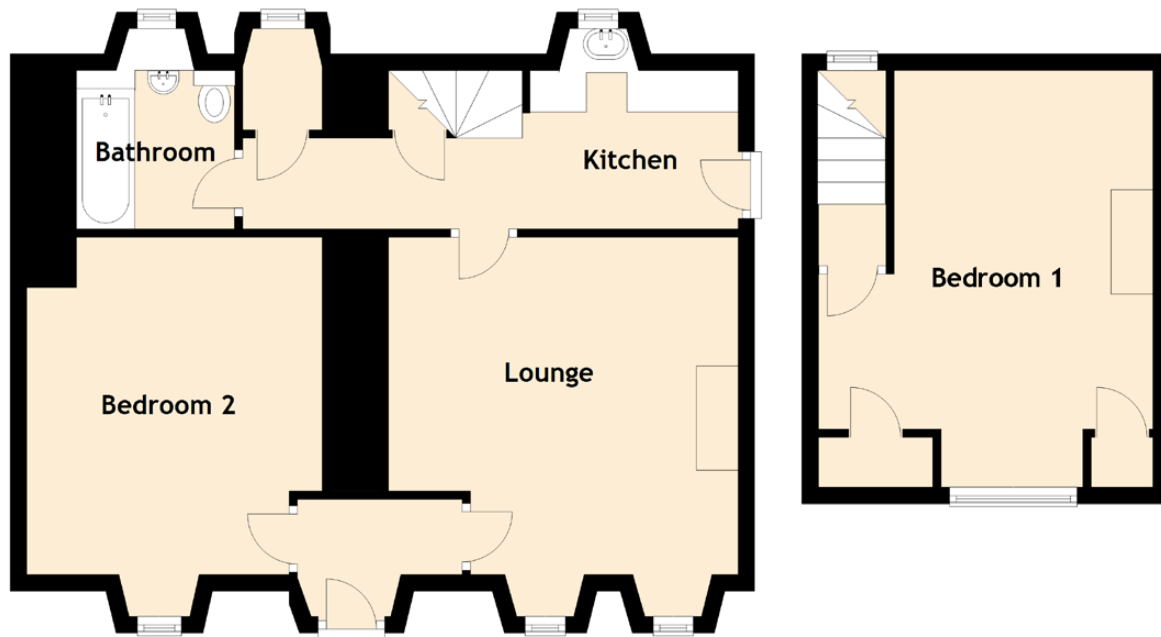












Approximate Dimensions (Taken from the widest point)

Lounge	4.55m (14'11") x 4.20m (13'9")
Kitchen	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	5.00m (16'5") x 4.20m (13'9")
Bedroom 2	4.55m (14'11") x 3.55m (11'8")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, and window dressings.



Image credit: <https://www.ordnancesurvey.co.uk/maps/>





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 Photographer



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