




McEwan Fraser Legal
Solicitors & Estate Agents
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Glenburn Cottage

BRIDGE STREET, SALINE, FIFE, KY12 9TS

THE INTERIOR

McEwan Fraser Legal is delighted to present this unique and well presented four bedroom home, well positioned on a large plot with secluded garden grounds. Once inside, you will be greeted with a first-class specification.

In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The modern fitted kitchen/ diner is stylish and well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace, the dining area can host a large table and eight chairs. Bedroom four is located on the opposite side, which could also be utilized as a home office.





KITCHEN/DINER

"...well laid out with a range of floor and wall mounted units with integral appliances..."





A photograph of a modern lounge interior. In the foreground, a dark brown sofa is partially visible. A light-colored wooden coffee table with a glass top sits in the center. To the left, a long wooden console table holds a small statue and books. A large window with multiple panes is in the background, showing a view of greenery. A white radiator is positioned below the window. A black floor speaker stands next to the radiator. In the center background, a television sits on a wooden stand. To the right, a large glass door leads outside, showing a set of stone steps. A colorful abstract painting is on the wall to the right of the door. A white cylindrical pendant light hangs from the ceiling. The image is framed by a diagonal split, with the top-left corner being white and the bottom-right corner being a dark, semi-transparent overlay. Thin, light-colored lines are drawn across the white and dark areas.

LOUNGE



The lounge is pleasantly located to the lower rear of the property with patio doors leading to the rear gardens.





BEDROOMS & BATHROOMS



There are three further double bedrooms all with ample space for free-standing furniture With the master offering a stylish en-suite shower room. A contemporary partially tiled three piece family bathroom with overhead shower completes the impressive accommodation internally.



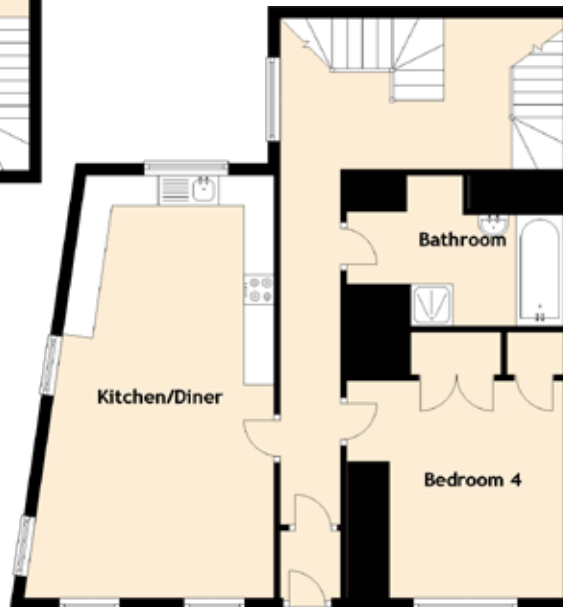


EXTERIOR

There are well-tended rear gardens. To the front of the property, there is ample on-street parking. The rear garden is fully enclosed and provides a safe environment for children and pets.

Viewing is highly recommended to appreciate the accommodation on offer.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 4.15m (13'7")
Lounge	5.00m (16'5") x 4.40m (14'5")
Bedroom 1	4.59m (15'1") x 3.74m (12'3")
Bedroom 2	3.15m (10'4") x 3.15m (10'4")
Bedroom 3	3.65m (12') x 3.40m (11'2")
Bedroom 4	3.60m (11'10") x 3.60m (11'10")
Bathroom	3.60m (11'10") x 2.50m (8'2")
En-suite	2.50m (8'3") x 1.30m (4'3")

Gross internal floor area (m²): 143m²

EPC Rating: D



Image credit: <https://www.facebook.com/pg/We-love-Saline-Fife-Scotland-1456914467853949/posts/>

The picturesque village of Saline is situated five miles (eight kilometers) 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.

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