



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**51 Upper Kinneddar**

SALINE, DUNFERMLINE, FIFE, KY12 9TR





# 51 Upper Kinneddar

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McEwan Fraser Legal is delighted to bring to the market this well-presented, 5-bedroom, detached family home. Offering spacious and adaptable living, the property is in a quiet cul-de-sac on a generous-sized plot in a sought-after residential development. It is within easy walking distance to the local primary school and amenities.

The property is in excellent order. The first floor is accessed by stairs to the side it comprises an entrance vestibule with handy storage cupboard and a welcoming hallway leading to a bright, well-proportioned lounge offering various furniture configurations. A large picture window in the room, provides stunning elevated views with large balcony.

The current owners have designed the lounge/kitchen/dining area. This now provides generous proportions for cooking, dining and entertaining. Two windows in the kitchen light up the space with natural daylight. The kitchen itself has a full range of good quality units which provides a large preparation and storage space for the aspiring chef. There is ample space for a large dining table and chairs, ideal for social gatherings to make it the heart of the home.

On this floor there are three good sized double bedrooms, two with built in wardrobes and all with space for free standing furniture if required. The modern stylish family bathroom has tiled walls and flooring.

The top floor is well designed and this area offers a further two double bedrooms with bespoke balconies, the master offers a well-designed en-suite. The area in-between is a perfect area if you work from home.

The property can also be accessed on the ground floor which includes a garage and WC. The garage has a workbench and utility space with plumbing in place for a washing machine and tumble dryer, still leaving ample space for two cars. The garage has been partitioned off and a further entertaining area has been designed for a growing family, this is a great area for a mancave or granny flat, patio doors lead out to the secluded garden grounds. It is surrounded by a large decking area ideal for patio furniture and summer BBQs and is a real bonus to the property.

The property benefits from gas central heating and is double glazed throughout. This is a perfect place to raise a family and can expect to have mass appeal. Early viewing is essential to avoid disappointment.















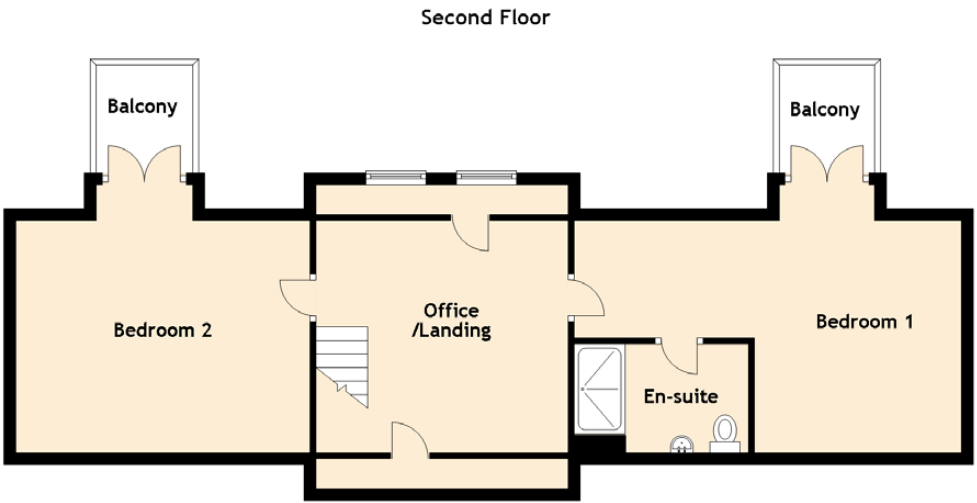
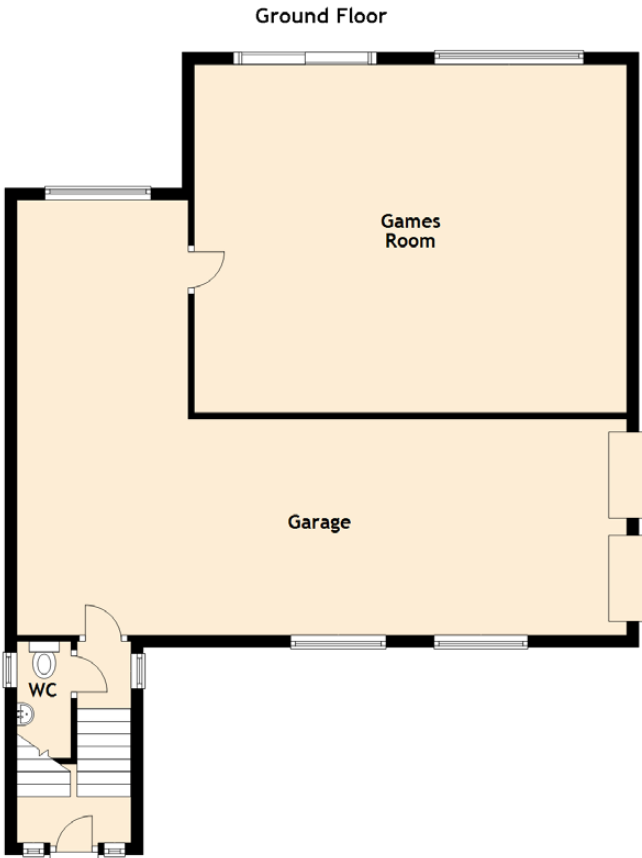
“  
*well-presented,  
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”





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Games Room	7.20m (23'7") x 5.80m (19')
Garage	10.15m (33'4") x 3.60m (11'10")
WC	1.95m (6'5") x 0.90m (2'11")

First Floor	
Lounge/Diner	8.15m (26'9") x 7.10m (23'4")
Kitchen	5.30m (17'5") x 3.65m (12')
Bedroom 3	4.20m (13'9") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 3.20m (10'6")
Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Bathroom	2.90m (9'6") x 1.50m (4'11")

Second Floor	
Office/Landing	4.20m (13'9") x 3.70m (12'2")
Bedroom 1	6.45m (21'2") x 4.45m (14'7")
En-suite	2.90m (9'6") x 1.80m (5'11")
Bedroom 2	4.90m (16'1") x 4.45m (14'7")

Gross internal floor area (m<sup>2</sup>): 183m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings, integrated appliances and snooker table.

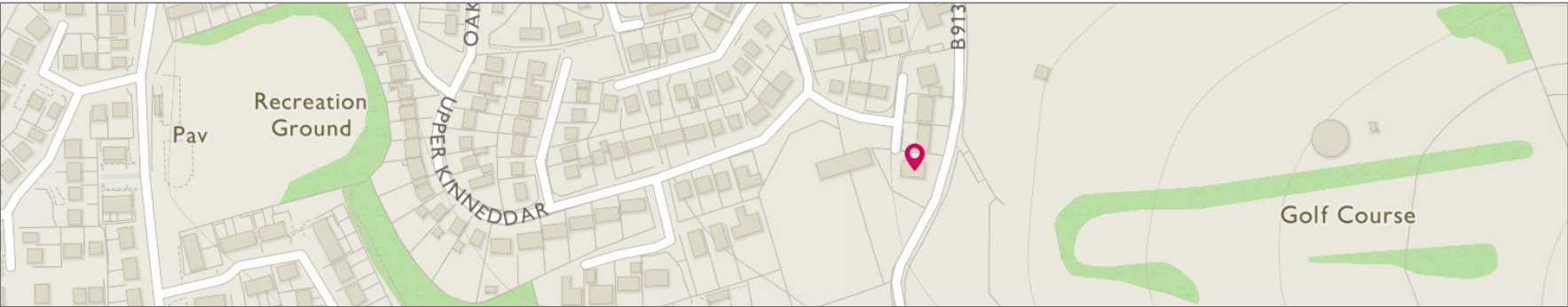


Image credit: <https://www.outline-survey.co.uk/comps/>





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Text and description  
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 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer