

Rose Cottage, 26 Main Street

SALINE, DUNFERMLINE, FIFE, KY12 9TL



A delightful detached cottage situated within a sought-after location



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Rose Cottage is a delightful detached cottage situated within a sought-after location. The property is in need of some modernisation but is presented in good order throughout. The property enjoys a central location within the village and therefore provides access to a range of local facilities within a short walk.

THE LOUNGE



Internally the accommodation extends to an entrance hall, a bright lounge with a feature window flooding the room with natural light.

THE KITCHEN



The fitted kitchen has a selection of wall and base units and space for a dining table and chairs.



A handy two piece WC can be found just off the kitchen.

Also, you will find three large double bedrooms, a sunroom with the potential to be used as a fourth bedroom and a family shower room with a white suite and walk-in shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2 & VIEW



BEDROOM 3 & SUNROOM/BEDROOM 4



A lovely garden room is located to the rear with beautiful views, this completes the accommodation on offer. The property itself is in need of cosmetic modernisation but offers comfortable accommodation. It would make for a fantastic family purchase. Benefits include gas heating and double-glazing windows.

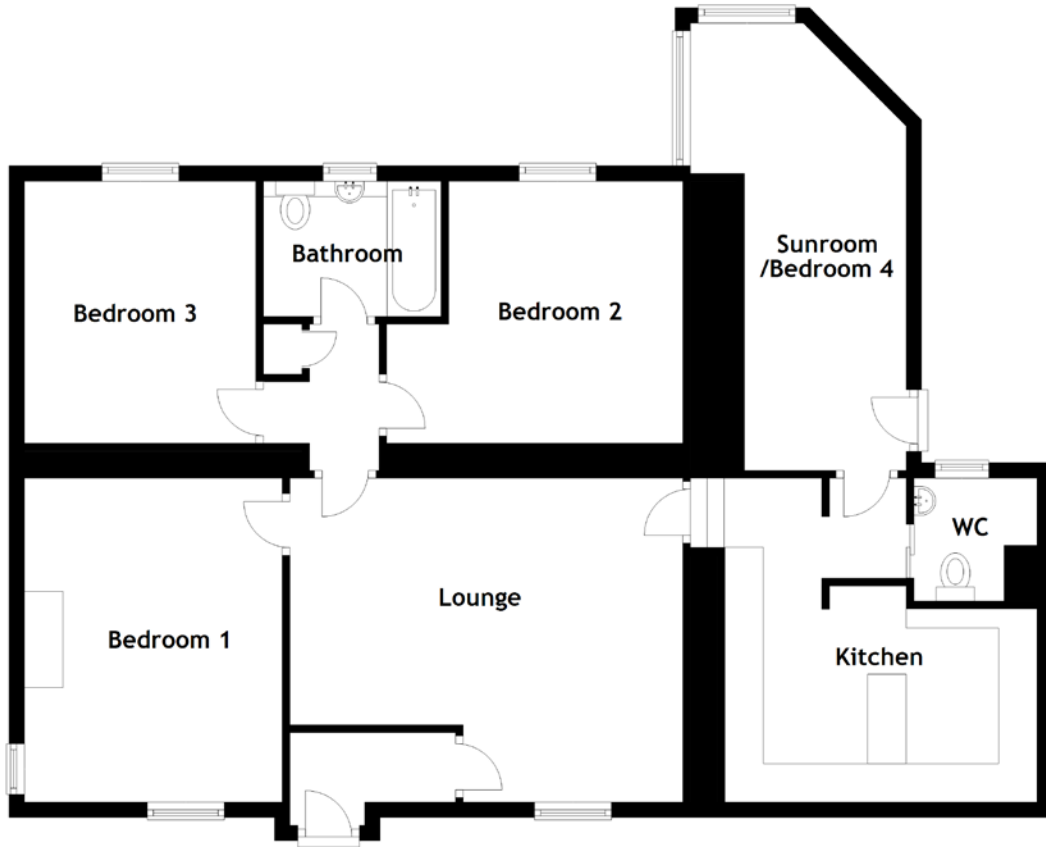
The outside space includes a low-maintenance and well-matured rear garden with a driveway leading to the garage. This is a must-see to appreciate the property on offer.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

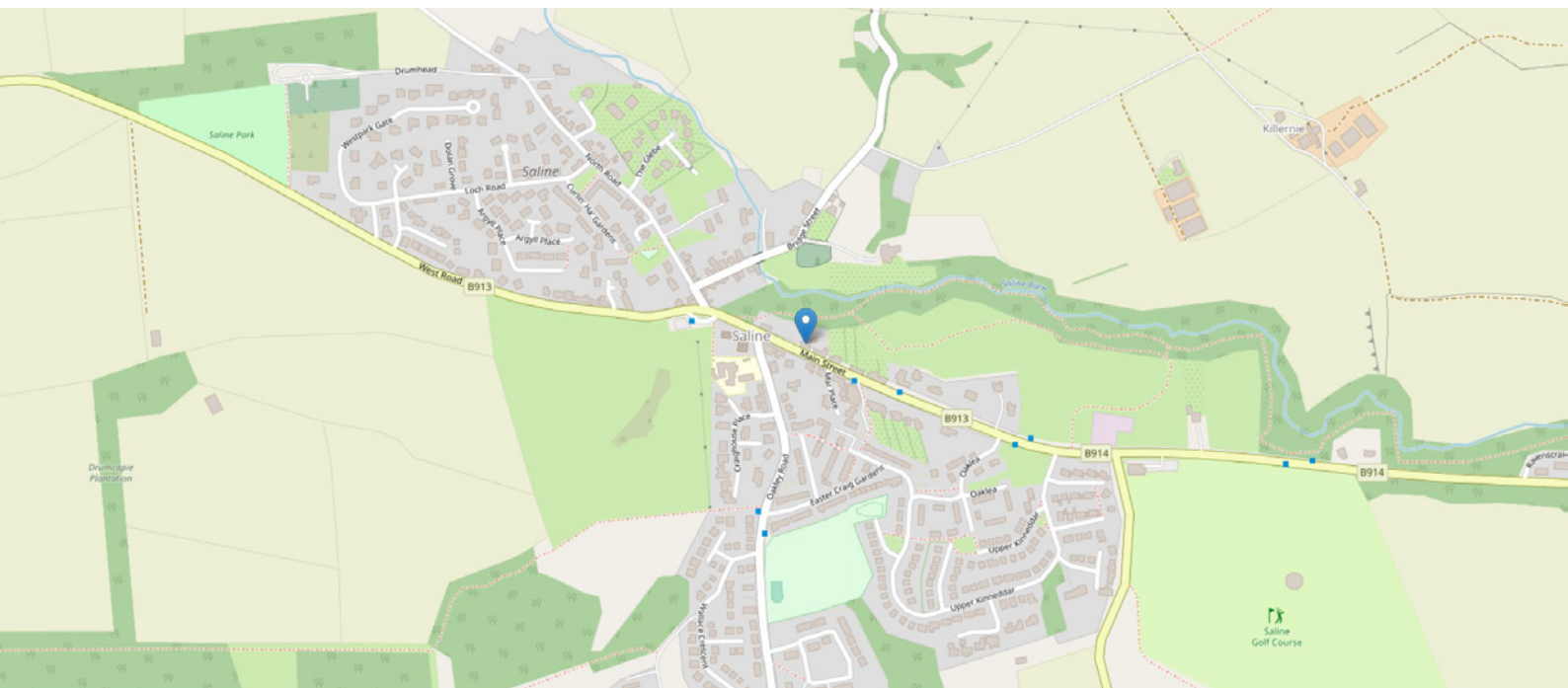


Approximate Dimensions
(Taken from the widest point)

Lounge 5.10m (16'9") x 4.20m (13'9")
 Kitchen 4.05m (13'4") x 3.20m (10'6")
 WC 1.60m (5'3") x 1.50m (4'11")
 Bathroom 2.30m (7'7") x 1.75m (5'9")

Bedroom 1 4.20m (13'9") x 3.35m (11')
 Bedroom 2 3.85m (12'7") x 3.40m (11'2")
 Bedroom 3 3.40m (11'2") x 3.00m (9'10")
 Sunroom/Bedroom 4 5.80m (19') x 2.80m (9'2")

Gross internal floor area (m²): 106m²
 EPC Rating: D



THE LOCATION

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. 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 liveries and a network of bridle paths for those with equestrian interests.



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