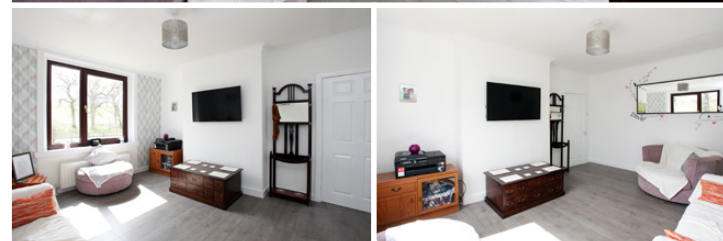






## 21 MIDFIELD TERRACE STEELAND, DUNFERMLINE



Steelend is situated just east of Saline in West Fife. The picturesque village of Saline is situated five miles (8.0 km) to the north west of Dunfermline. 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 while Dollar (six miles) and Alloa (elven miles) have a wider range of local shops and supermarkets. Nearby, Dunfermline has an attractive high street and all major amenities including a theatre and the lovely seventy-six-acre Pittencrieff Park.

Saline has a good primary school and there are also 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 the nine-hole golf course in Saline. Nearby, Ochil and Cleish Hills are popular amongst walkers and mountain-bikers.

21 Midfield terrace is a beautifully presented and spacious upper flat. The property offers flexible accommodation and would make ideal first-time buyers purchase. The property itself has been well maintained and upgraded by the current owners. It is superb spot has great commuting links.

Access is to the side of the building into an internal stairway which leads to the upper landing and to the hall. The bright and spacious lounge is located to the rear of the property. The kitchen features a range of floor and wall mounted units with window overlooking the rear garden. There is a spacious bedroom which is double in size, with the master bedroom benefiting from built-in storage. The modern family bathroom features shower over the bath and is fully tiled. The property further benefits from double glazing and gas heating system.





### Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Kitchen	3.75m (12'4") x 2.65m (8'8")
Bedroom	3.90m (12'10") x 3.90m (12'10")
Bathroom	2.05m (6'9") x 1.80m (5'11")

**Gross internal floor area (m<sup>2</sup>) : 54m<sup>2</sup>**

**EPC Rating : C**

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

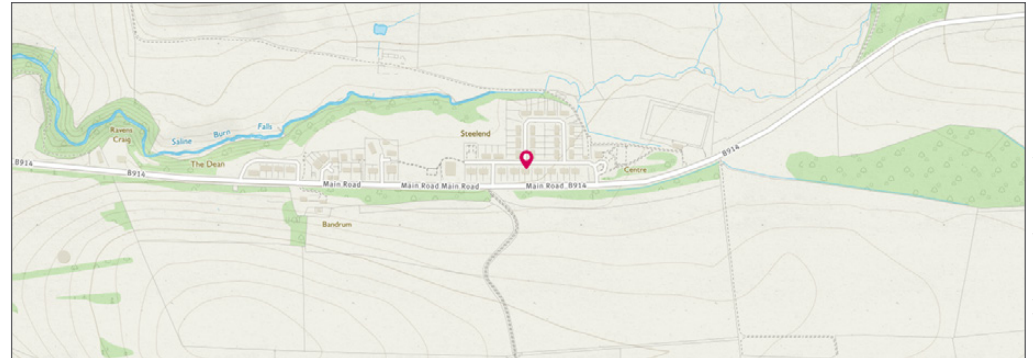


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