



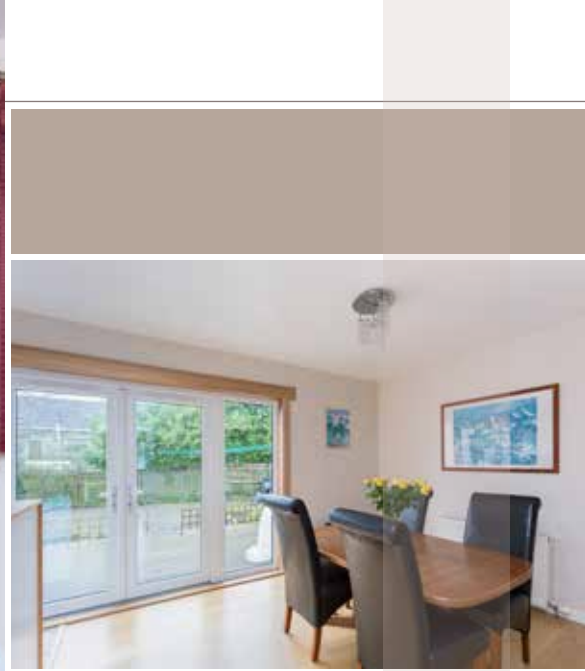

McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

22 Upper Kinneddar

SALINE, FIFE, KY12 9TR

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, 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 regularly through Saline, including school buses to the high schools in Dunfermline, Dollar Academy and prominent schools in Edinburgh. There are other private schools in the area including Glenalmond College, Strathallan, Kilgraston and Craigclowan. Saline has a good primary school. 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.

SALINE
KY12 9TR



LOUNGE, KITCHEN/DINING ROOM & UTILITY

22 Upper kinneddar is a delightful detached villa in move in condition. The property has been upgraded by the present owners both inside and out and is in excellent order. There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front facing window flooding the room with natural light. The fully fitted kitchen is to the rear with a full range of floor and wall mounted units and rear door leading out to the landscaped gardens. The dining room is a good size and can accommodate a table with eight chairs for more formal dining. Also on this level is a handy WC.

The three-piece family bathroom is located on this level a separate shower cubical housing a power shower. Located off the front door entrance you will discover a well laid out granny flat which complements the property on offer and comprises; large double bedroom, shower room and open planned kitchen/ lounge with access to the rear gardens. The property further benefits from double glazing, central heating and off street parking leading to an enlarged garage.

The property benefits from outside electric points and water taps. The present owners advise the annexe has generated rental income.

The upper level offers five bedrooms which are all double in size with space for free-standing furniture if required. The master offers a lovely ensuite shower room.



WC, BATHROOM & OFFICE



BEDROOMS





GRANNY APARTMENT
LOCATED WITHIN
THE PROPERTY ””



ANNEXE

SPECIFICATIONS



APPROXIMATE DIMENSIONS (Taken from the widest point)

Living Room	6.20m (20'4") x 3.60m (11'10")
Kitchen/Diner	6.20m (20'4") x 3.00m (9'10")
Utility	2.80m (9'2") x 2.00m (6'7")
WC	1.60m (5'3") x 0.70m (2'4")
Office	3.00m (9'10") x 2.70m (8'10")
Kitchen/ Living Room	3.50m (11'6") x 2.00m (6'7")
Bathroom 1	2.18m (7'2") x 1.50m (4'11")
Bathroom 2	2.00m (6'7") x 1.60m (5'3")
Bathroom 3	3.00m (9'10") x 1.20m (3'11")
Bedroom	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	2.90m (9'6") x 2.00m (6'7")
Bedroom 3	2.90m (9'6") x 2.90m (9'6")
Bedroom 4	3.30m (10'10") x 2.90m (9'6")
Bedroom 5	3.00m (9'10") x 3.00m (9'10")
Garage	2.80m (9'2") x 2.70m (8'10")

GROSS INTERNAL FLOOR AREA (m²)- 200m² EPC RATING - D

EXTRAS (Included in the sale)
Floor coverings, light fittings, blinds, window dressings
and kitchen appliances.

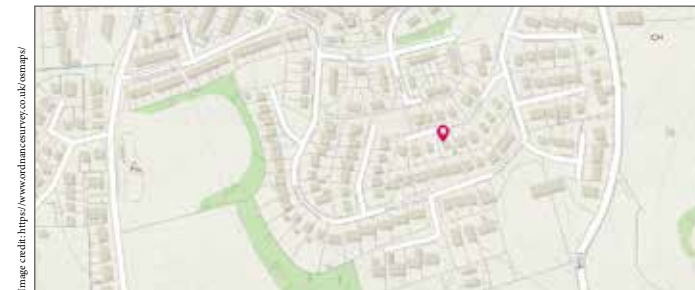


Image credit: <https://www.edmundsavage.co.uk/company/>



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer

