




McEwan Fraser Legal
Solicitors & Estate Agents
01383 660 570

The Coaching House
29 UPPER KINNEDDAR, SALINE, DUNFERMLINE, FIFE, KY12 9TR

THE COACHING HOUSE

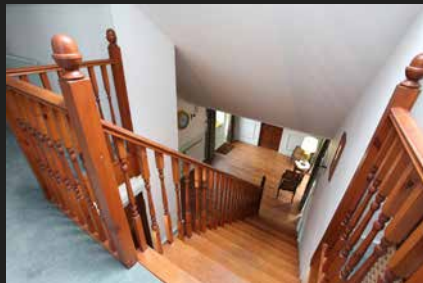
29 UPPER KINNEDDAR, SALINE, DUNFERMLINE, FIFE, KY12 9TR

McEwan Fraser Legal is delighted to present this unique and individually designed villa. The coaching house is a remarkable detached villa presented to the market in immaculate decorative order having been extensively upgraded by the present owners.

This split level accommodation is truly unique and is a must-see to be fully appreciated. This beautiful house provides very flexible living. The welcoming entrance vestibule leads to the reception hall with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with full-length windows letting in an abundance of light with fantastic views. The modern fitted kitchen/dining area is stylish and well laid out with a range of floor and wall mounted units with integral appliances, providing a fashionable and efficient workspace. There's a good-sized dining room that can accommodate a table and eight chairs for more formal dining with family and friends. Bedroom five is a good size and can be utilised as an office too. A second lounge is also located on the ground level. Journey to the upper level where you will discover four further bedrooms. All four bedrooms are double in size with space for free-standing furniture if required and two have built-in wardrobes. The family bathroom completes the accommodation on offer.

The enclosed rear gardens include a range of shrubs and trees which have been chosen for seasonal colour and the mature trees provide additional privacy and seclusion. The garden has been extensively landscaped and surrounds the property. The garden also attracts fantastic wildlife which has been considered in the planning.

The property further benefits from gas central heating and double glazing. There is a spacious driveway that can accommodate four cars leading to the double garage.





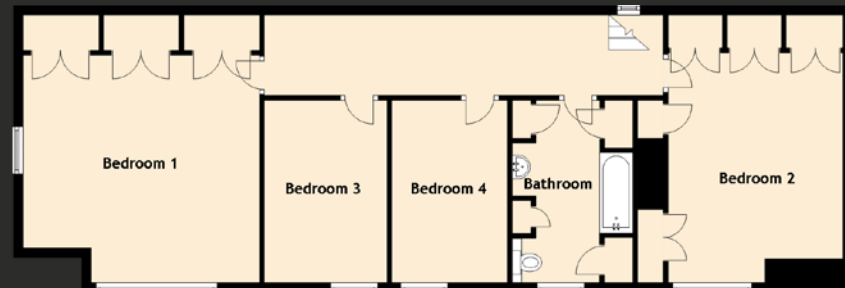
“... REMARKABLE DETACHED VILLA PRESENTED TO THE
MARKET IN IMMACULATE DECORATIVE ORDER ...”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

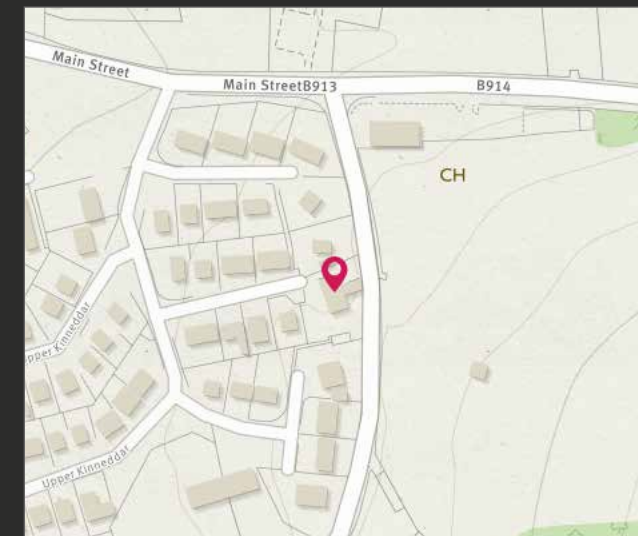


Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 5.35m (17'7")
Dining Room	5.60m (18'4") x 4.20m (13'9")
Kitchen	4.25m (13'11") x 3.10m (10'2")
Family Room	5.65m (18'6") x 3.70m (12'2")
Utility	2.75m (9') x 2.10m (6'11")
Store	2.75m (9') x 2.25m (7'5")
Bedroom 1	5.00m (16'5") x 4.80m (15'9")
Bedroom 2	4.85m (15'11") x 3.70m (12'2")
Bedroom 3	3.85m (12'8") x 2.60m (8'6")
Bedroom 4	3.85m (12'8") x 2.45m (8')
Bedroom 5/Office	3.85m (12'8") x 2.70m (8'10")
Bathroom	3.85m (12'8") x 2.55m (8'4")
Shower Room	2.75m (9') x 1.80m (5'11")

Gross internal floor area (m²): 243m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and curtains.





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

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Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer