

8 Kinneddar Mains Steading

SALINE, DUNFERMLINE, KY12 9LJ



*Magnificent four-bedroom home with
uninterrupted panoramic views*



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8 Kinneddar Mains Steading has been converted to provide modern-day living yet maintaining the existing charm and character of the original farm steading. Set amidst a semi-rural countryside location on the outskirts of the village of Saline this end-terraced steading is ideally placed for the commuter within easy access to the M90 motorway link and Kincardine Bridge for the west. There are local amenities within Saline including a primary school with secondary schooling in nearby Dunfermline or private schooling in Dollar. Kinneddar Mains Steading is a unique family home that has been cleverly designed to take full advantage of the impressive countryside views.

THE KITCHEN



The accommodation, offered to a high specification, comprises an entrance vestibule, hallway, open plan contemporary kitchen with integrated appliances and dining/family area. The bespoke kitchen has an abundance of floor and wall units with a range master cooker with triple ovens, an induction hob and a built-in dishwasher. The mezzanine from the hallway looks down to the dining area and has panoramic views over the countryside.



Also on this level is a spacious master bedroom with en-suite and french door leading to the west-facing balcony, three further double bedrooms and a four-piece luxury family bathroom.

THE MASTER BEDROOM



BEDROOM 2



BEDROOMS 3 & 4



THE BATHROOM



A feature oak staircase leads down to a bright and airy dining/garden room with a vaulted ceiling and a multi-fuel burner, which has doors to the patio area where families can thrive in the private gardens, this area is perfect for entertaining.

THE GARDEN/DINING ROOM



THE LOUNGE



Adjacent is a spacious, formal lounge which is also full of natural light and has dual aspect two sets of doors opening out to the garden, with a multi-fuel burner as the focal point of this wonderful room.

Features of the house include solid oak floors in the public rooms, hardwood doors, luxury bathrooms with contemporary fittings, tiled floors, and multi-fuel stoves in both the garden room and lounge. In addition the property benefits from a solar PV and battery installation and also includes an electric car charging point.



To the front of the house is a small garden enclosed by a stone wall. The large garden to the rear is laid mainly to lawn with some feature shrub and flower beds. There is a large wrap-around patio area, ideal for entertaining or simply relaxing and enjoying the impressive countryside and views of the Ochil Hills. There are two single garages, one of which is attached to the property and the other is located at the front of the house in the courtyard. A block-paved drive provides an area for further parking.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW

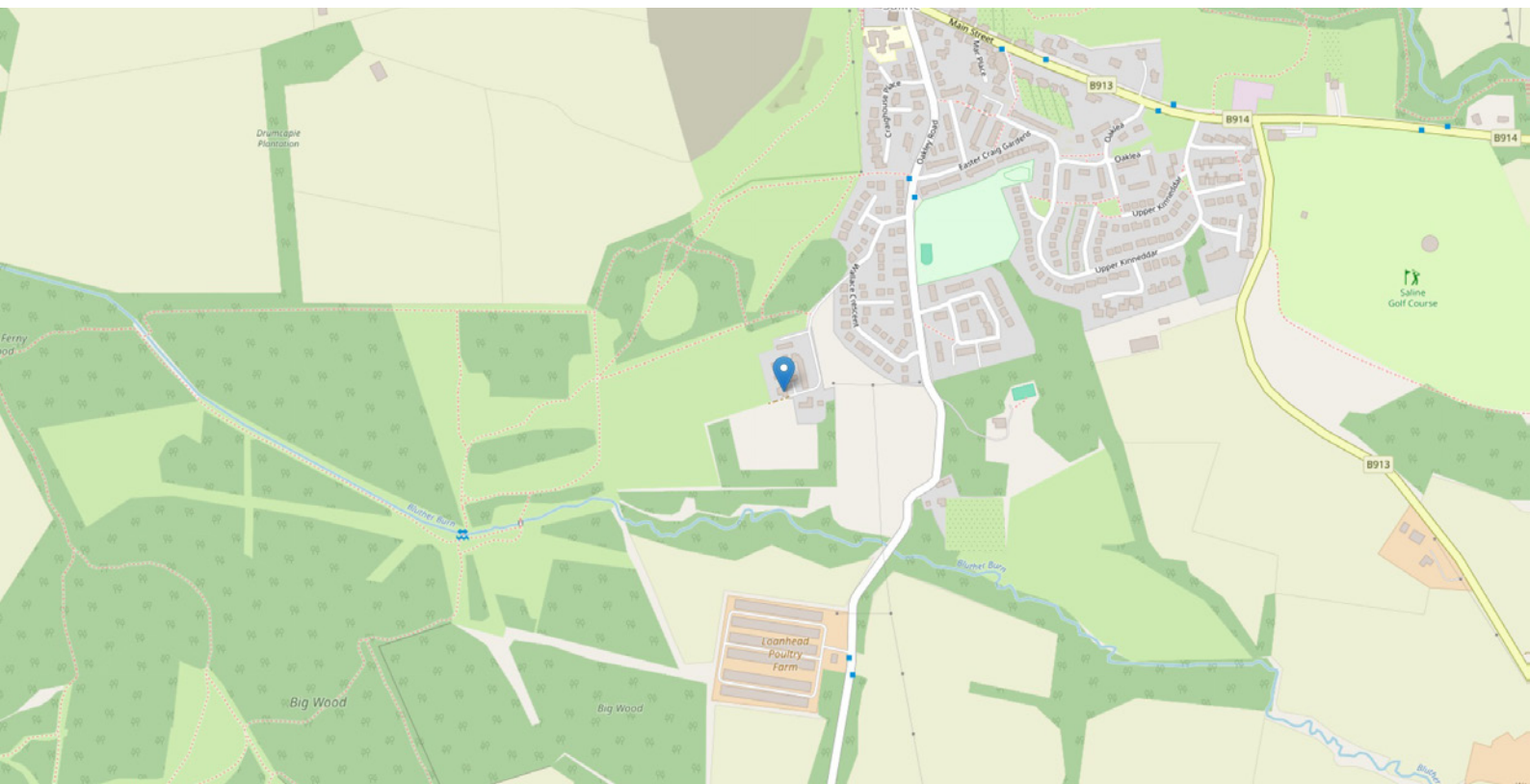


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 162m² | EPC Rating: B



THE LOCATION

The picturesque village of Saline is situated five miles (eight kilometres) 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, a 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 the 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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