

# 24 Wallace Crescent

SALINE, DUNFERMLINE, KY12 9TN



*Stunning new build property with a luxury feel and open outlook offers huge potential to develop further*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Tucked away quietly, number 24 is a real gem. Part Exchange Available and Viewing is highly recommended of this immaculate detached villa set in a calm and peaceful residential area. Outstanding views over open countryside add to the appeal.

Internally the generous accommodation is in excellent decorative order throughout with quality fixtures and fittings. This stylish family home is only a couple of years old and presented like a show home ready to walk into.

## THE LOUNGE



The accommodation briefly comprises, on the ground floor, entrance vestibule, warm and welcoming hall, bedroom 5, shower room, lounge and open plan kitchen/diner. There is also a utility room. The lounge has sliding doors to the gardens as do the family room making this spacious home bright and welcoming. The dining room and kitchen all flow nicely together creating a great space for family and friends to congregate.

# THE KITCHEN/DINER







# BEDROOM 5





# THE SHOWER ROOM



On the upper floor, the landing opens out to four bedrooms each with built-in storage. The master bedroom enjoys a stylish en-suite shower room. The family bathroom is also on this level with a bath and walk-in shower enclosure.

# THE MASTER BEDROOM



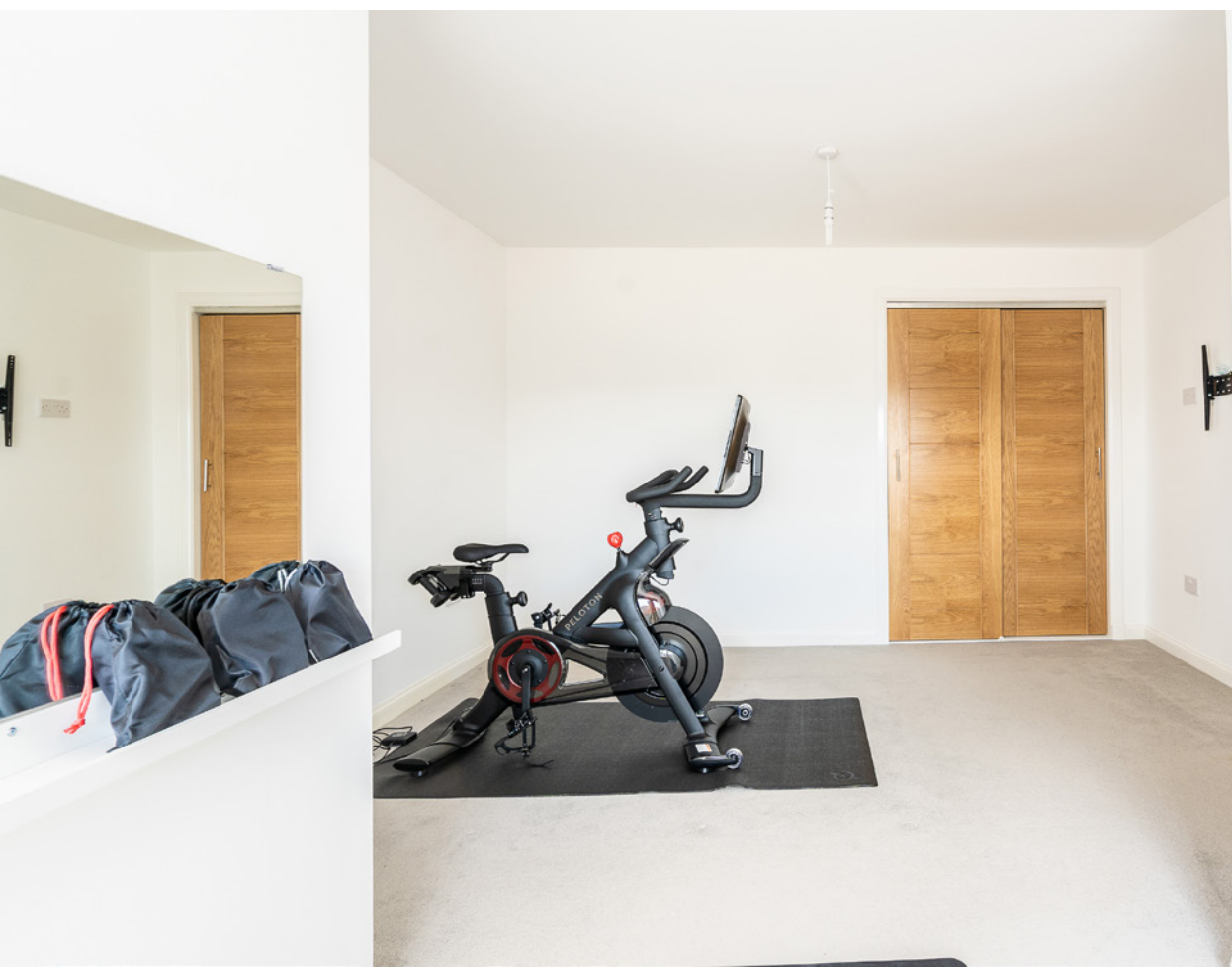


# BEDROOM 2





# BEDROOM 3



# BEDROOM 4





# THE BATHROOM





To the front of the property, a drive provides off road parking for several cars. The gardens are neat and well laid making the most of the space for entertaining or relaxing. To the side and rear, our client has started the construction of a large summer house intended to hold the hot tub and this space is absolutely ideal for a home office or games room/bar /gym etc. Work relocation is the reason for this reluctant move.

This is an excellent location for such a stunning, family, home with a luxury feel.

# THE GARDEN & VIEW

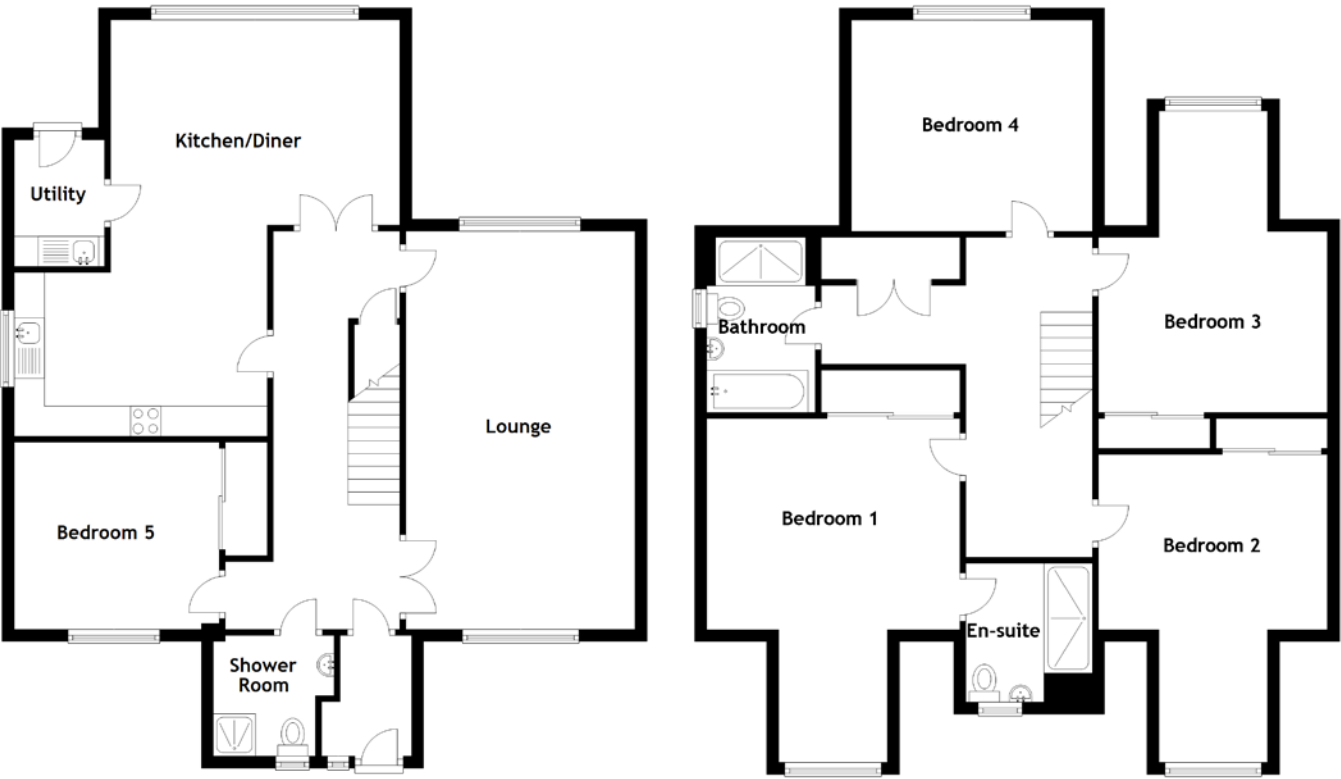








# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor		First Floor	
Lounge	6.60m (21'8") x 3.80m (12'6")	Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Kitchen/Diner	6.90m (22'8") x 4.80m (15'9")	En-suite	2.30m (7'7") x 2.10m (6'11")
Utility	2.10m (6'11") x 1.30m (4'3")	Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bedroom 5	3.40m (11'2") x 3.20m (10'6")	Bedroom 3	5.00m (16'5") x 3.80m (12'6")
Shower Room	2.00m (6'7") x 2.00m (6'7")	Bedroom 4	4.00m (13'1") x 3.50m (11'6")
		Bathroom	2.90m (9'6") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 190m<sup>2</sup> | EPC Rating: B





# THE LOCATION



The picturesque village of Saline is situated 5 miles (8.0 km) to the North-West of Dunfermline. Saline has a number of fine 19th-century Jacobean-style cottages in 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 while Dollar (6 miles) and Alloa (11 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 76-acre Pittencrieff Park.

A bus runs daily through Saline to Dollar Academy and other private schools in the area include 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 (30 miles) and Edinburgh (22 miles). Glasgow is 38 miles to the south via the Kincardine Bridge and Stirling is 17 miles to the west. Trains run regularly to Edinburgh from Dunfermline (7 miles) and Edinburgh airport is only 19 miles away. There is a Park & 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 9-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, 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.

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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