

60 Upper Kinneddar

SALINE, DUNFERMLINE, FIFE, KY12 9TR



*Wonderful three-bedroom home
in a popular residential location*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

This well-presented family home is in a quiet residential area and would make an excellent purchase.

THE LIVING/DINING ROOM & CONSERVATORY



The accommodation briefly comprises an open plan downstairs area with a light and spacious living room, and a dining room with access to the well-designed conservatory. The fully fitted kitchen with breakfast area and access to the rear garden. There is also a handy shower room located on the ground level.



THE KITCHEN



BEDROOM 1



The upstairs landing has access to all three bedrooms and a partially floored attic, a master bedroom with wardrobes, a double bedroom with fitted wardrobes and a cupboard over the stairs. The family bathroom has a white three-piece suite, completing the accommodation internally.

BEDROOM 2



BEDROOM 3



THE BATHROOM & SHOWER ROOM



Externally there is a well-kept front garden, driveway to the side of the property which has ample space for up to two cars, a single extended garage with utility room and an easily maintained private rear garden.

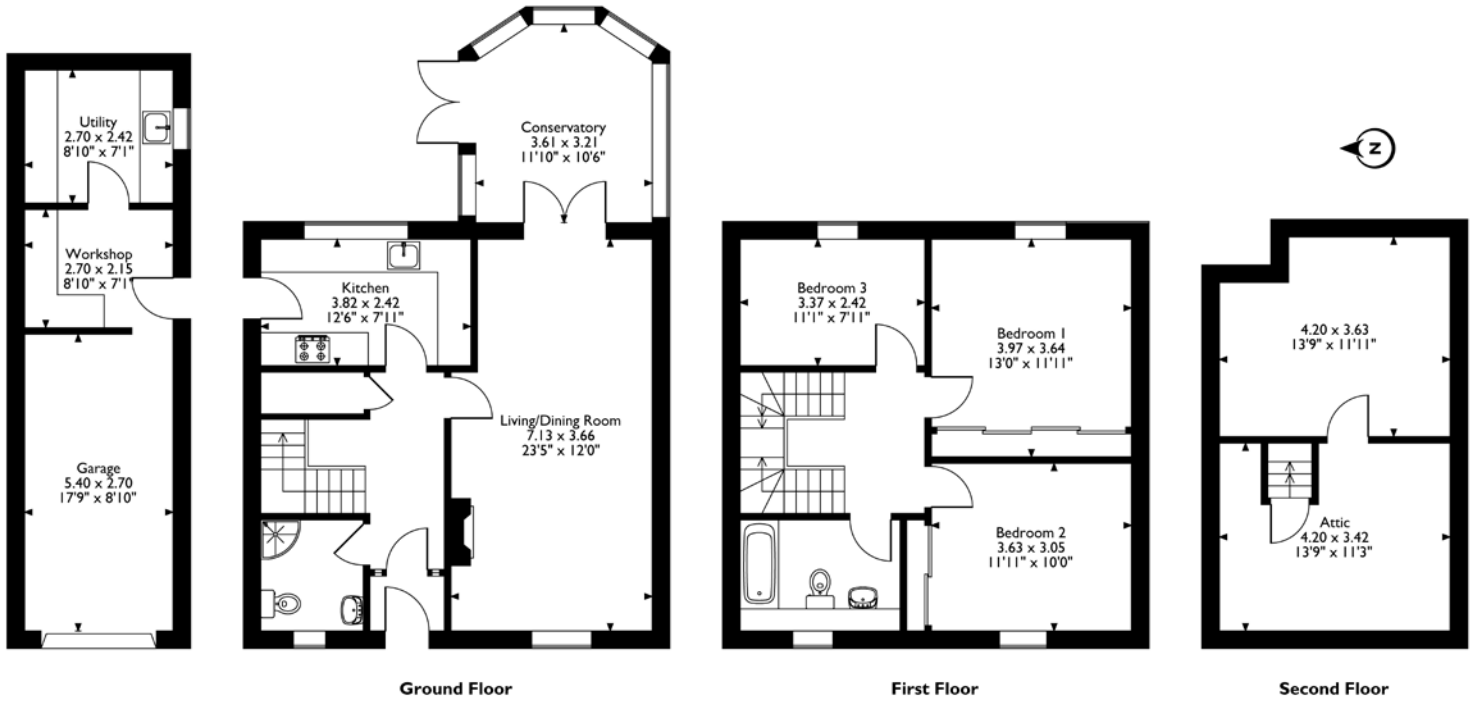
The property further benefits from gas central heating and double glazing throughout. Viewing is highly recommended to appreciate the accommodation on offer.

EXTERIORS



Utility room situated to rear of garage

FLOOR PLAN, DIMENSIONS & MAP



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.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.