




McEwan Fraser Legal
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56 Upper Kinneddar

SALINE, FIFE, KY12 9TR

56 UPPER KINNEDAR

saline

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, 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.

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.



This well-presented family home is in a quiet residential area and would make an excellent purchase. The accommodation briefly comprises an open plan downstairs area with light and spacious living room, dining room with access to the fully fitted kitchen with breakfast area and access to the rear garden. The third bedroom is also located on the ground floor and is currently used as an office for those looking to work from home. There is also a handy WC on this level.

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





THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.10m (26'7") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	2.80m (9'2") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.80m (9'2")
WC	1.40m (4'7") x 1.20m (3'11")
Bathroom	2.80m (9'2") x 1.70m (5'7")

Gross internal floor area (m²): 97m²
EPC Rating: D



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

The property further benefits from gas central heating and double glazing throughout.




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