



Morgans

9 ARGYLL PLACE  
SALINE, FIFE, KY12 9UW  
FIXED PRICE £120,000

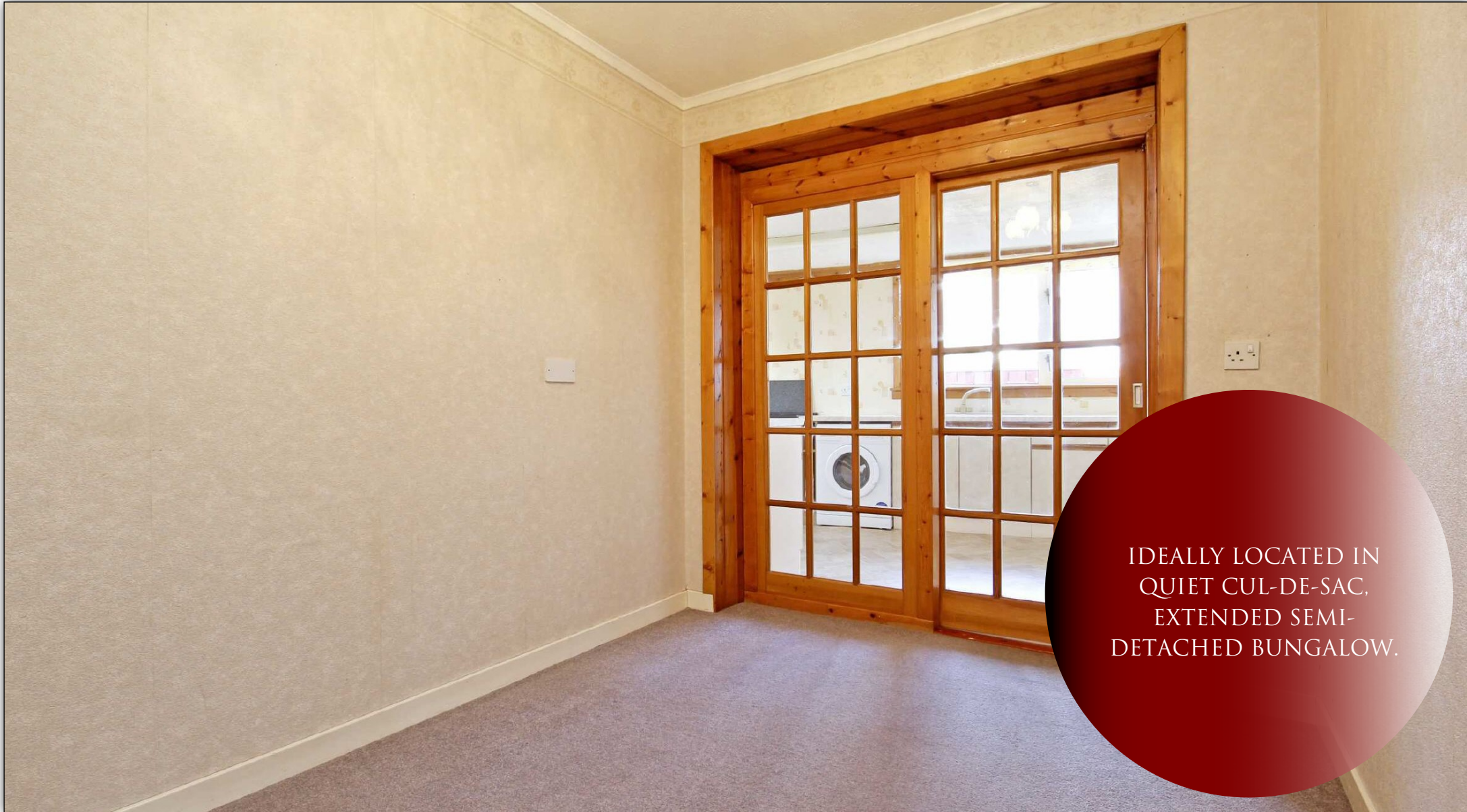






9 ARGYLL PLACE  
SALINE  
KY12 9UW

£10,000 BELOW HOME REPORT VALUE. Extended three bed semi detached bungalow situated in quiet cul-de-sac within the charming village of Saline. This property would suit couples and families and provides generous living space with extension to side. The subjects briefly comprise entrance hall, lounge, dining room, breakfasting kitchen, three bedrooms and bathroom. The property is double glazed with gas central heating together with gardens to front and rear with garage and driveway. Early entry is available. EPC RATING C



IDEALLY LOCATED IN  
QUIET CUL-DE-SAC,  
EXTENDED SEMI-  
DETACHED BUNGALOW.

## LOCATION

The property is located in the popular semi rural village of Saline with a long history lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs etc and recreational pursuits. Close to Dollar and Dollar Academy. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered Shopping Centre, secondary schooling, leisure services together with bus and railway stations. The Forth Road Bridge and Kincardine Bridge are both within easy reach making this area an ideal commuter base to most parts of central Scotland either by rail or road.

## MEASUREMENTS

LOUNGE 16'9 X 13'9  
DINING ROOM 9'10 X 7'7  
KITCHEN 16'5 X 10'2  
BEDROOM 1 10'6 X 9'6  
BEDROOM 2 13'5 X 8'10  
BEDROOM 3 12'6 X 9'10  
BATHROOM 6'3 X 5'11  
GARAGE 18'4 X 10'2

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integral appliances.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline head west on the A907 via Carnegie Drive and at the second set of traffic lights take the turning on the right into Chalmers Street where the road name changes to Golfdrum Street. At the junction proceed right, sign posted for the B9155 Baldridgeburn. Travel for about 3 miles passing the hamlet of Gowkhill. Take the first turning on the right sign posted for Saline/Dollar. At the golf course junction turn left proceeding along Main Street into the village of Saline and take the first turning on the right into North Road, then first left and left again into Argyll Place where the property is situated on the right hand side as sign posted.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

## AGENTS NOTE

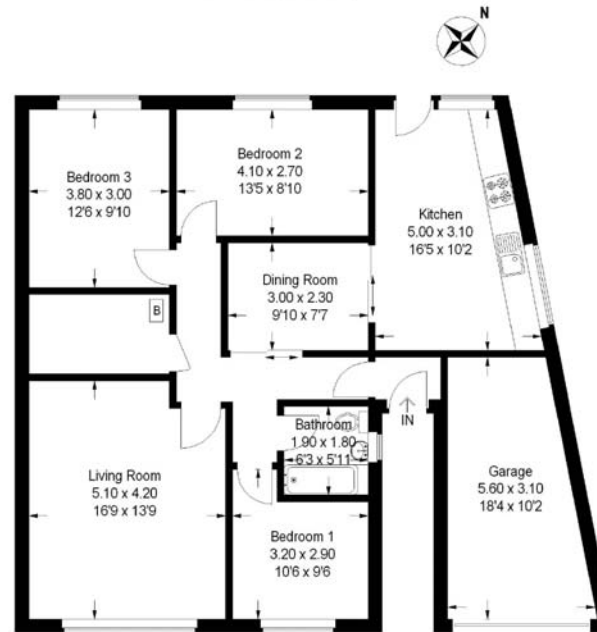
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.







Approximate Gross Internal Area  
 97 sq m / 1044 sq ft  
 Garage = 15 sq m / 161 sq ft  
 Total = 112 sq m / 1205 sq ft



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Disclaimer:  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 58242)

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

***Morgans***

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