



Morgans

4 Kinneddar Main Steading
Saline, Fife, KY12 9LJ
Offers in the region of £280,000



**4 Kinneddar Main
Steading
Saline
KY12 9LJ**

Kinneddar Mains Steading has been converted to provide modern day living yet maintaining the existing charm and character of the original steading. Set amidst a semi rural countryside location on the outskirts of Saline this mid 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 and secondary schooling in nearby Dunfermline. The accommodation offered to a high specification comprises: entrance vestibule, hallway, living room, open plan contemporary kitchen with integrated appliances, dining area and family room with French doors to the patio area, downstairs WC. Four double bedrooms one en-suite and family bathroom. There is a small garden to the front and attractive garden to the rear with part lawn and borders. Private single garage, car port and three allocated parking spaces. EPC RATING C.





LOCATION

The property is located on the outskirts of 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 The Ochils, Trossachs and many recreational pursuits with equestrian facilities nearby. Close by is the village of 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 bridges 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

LIVING ROOM 16'9 x 15'1
DINING ROOM 17'9 x 9'10
KITCHEN 23'7 x 9'10
DOWNSTAIRS WC 5'7 x 3'7
UTILITY ROOM 6'7 x 6'3
MASTER BEDROOM 16'9 x 15'5
EN-SUITE 9'10 x 5'3
BEDROOM 2 12'6 x 10'6
BEDROOM 3 16'5 x 10'6
BEDROOM 4 12'10 x 7'10
BATHROOM 9'10 x 6'7

EXTRAS INC. IN SALE

All fitted floor coverings, blinds, bathroom, and light fittings together with any integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

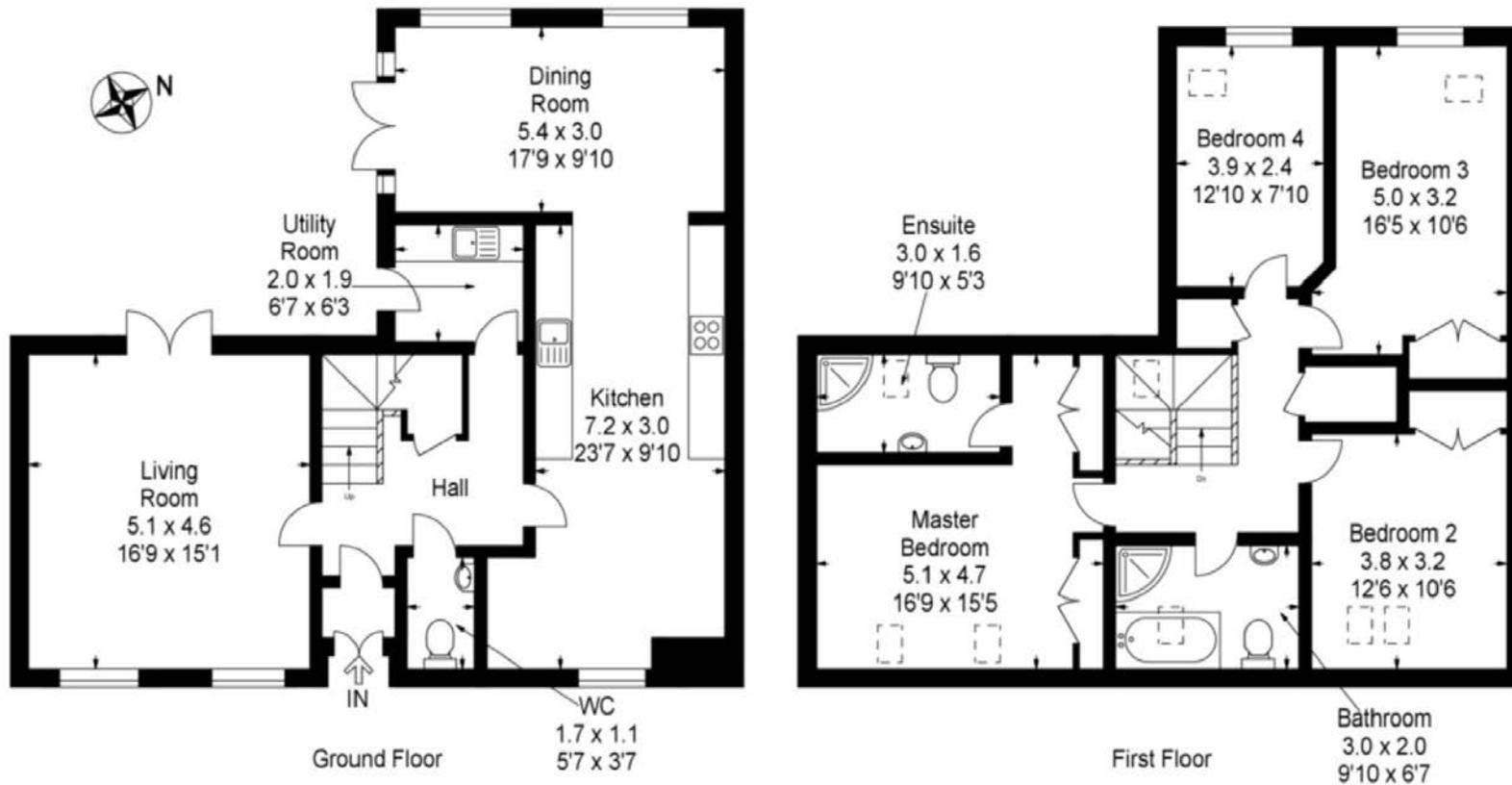
TRAVEL DIRECTIONS

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 into the Main Street and take the third turning on the left into Oakley Road. As you are driving out of Saline you will see an turning on the right into Kinneddar Mains Steading and continue until you reach the steading development where the property will be signposted.

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.





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 dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.

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