



Morgans

PROPERTY

61 Upper Kinneddar, Saline, KY12 9TR

Offers Over £225,000







Individually designed detached dwelling house with lovely views over woodland and beyond with the benefit of a second lounge on the upper level. This home could be used as a bungalow as all necessary accommodation on the ground floor. The property has excellent development opportunity and benefits from occupying one of the larger corner plots within this estate. The gardens and grounds are enclosed providing a child and pet safe environment with patio and seating areas, an idyllic haven and a great entertaining home. The accommodation briefly comprises entrance vestibule, hallway, lounge, dining kitchen, three bedrooms and shower room. On the upper level a further spacious living room with excellent walk in storage space within the eaves. The property has well maintained gardens to front and rear with double driveway leading to single garage and ample on street parking. There is double glazing and gas central heating throughout.





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.

EXTRAS INC. IN SALE/ AGENTS NOTE

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

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

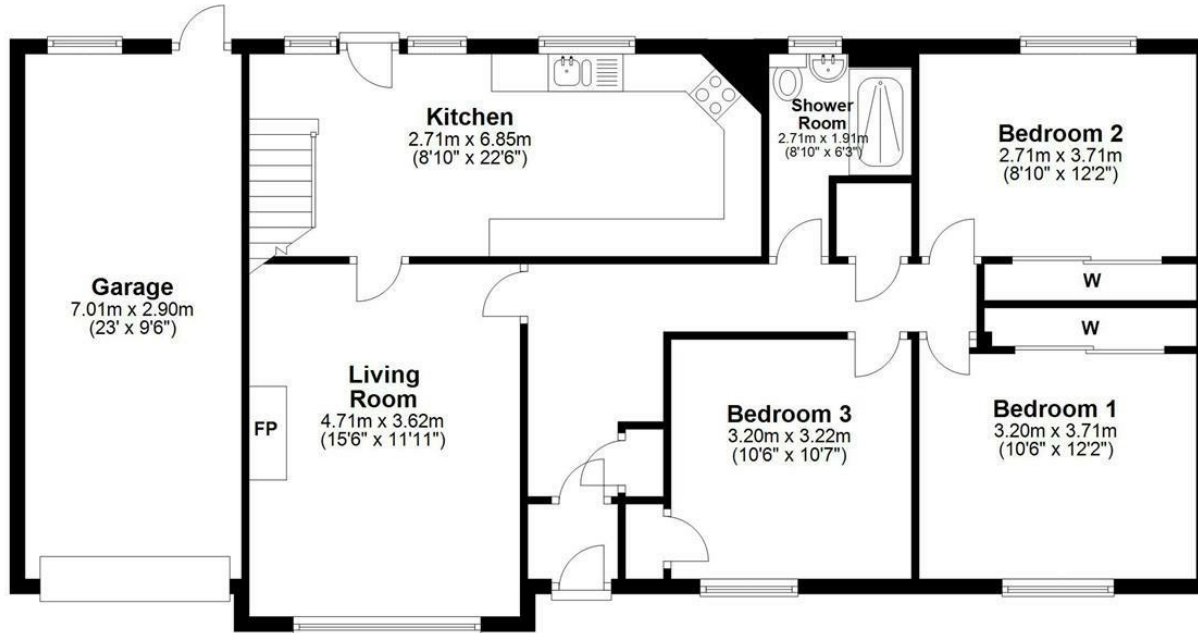






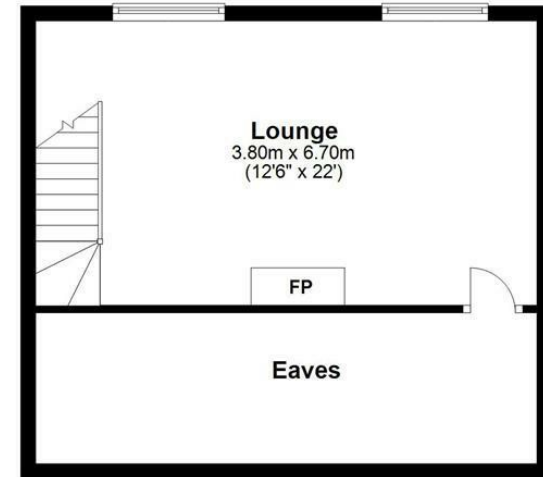
Ground Floor

Approx. 111.2 sq. metres (1197.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



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Total area: approx. 150.8 sq. metres (1623.7 sq. feet)

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