



Morgans

PROPERTY

Brambling 7 Argyll Place, Saline, KY12 9UW

Offers Over £219,950



2



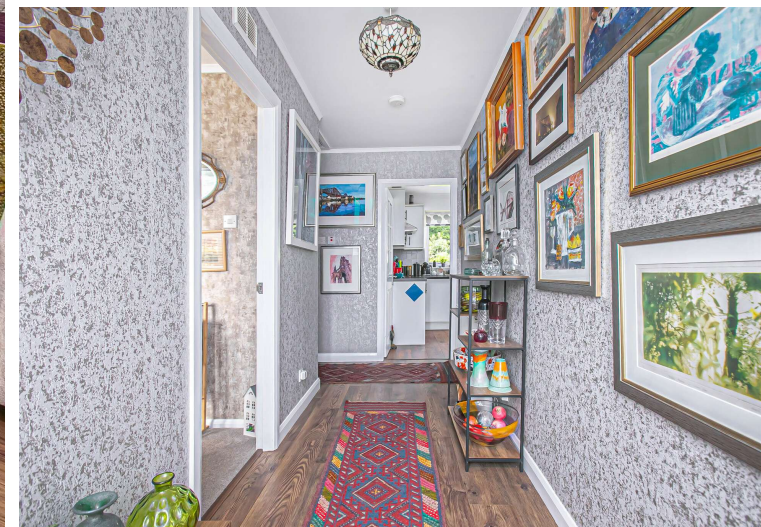
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1



C



Well-proportioned single-storey bungalow



Two well-sized double bedrooms



Spacious 14ft living room



Bathroom



Stylish 15ft kitchen



Practical, well-planned layout



EPC Rating - C



Council Tax Band - C



Welcome

This stunning well-proportioned two-bedroom bungalow with potential for expansion offers 696 square feet of comfortable single-level living in the peaceful village of Saline. The property is a credit to the current owner who has enhanced this property over the last few years bringing the indoor rooms and gardens to life. The views over Saline Hill are fabulous.

The living room is a generous size at over 14 feet in length, offering excellent flexibility for both relaxing and entertaining.

The kitchen is substantial at over 15 feet in length, fitted with a good range of units and ample space for freestanding appliances.

Both bedrooms are well-sized, offering flexible accommodation for a range of buyers. The bathroom is fitted with a bath and modern suite.

The property also benefits from having a detached garage with power.

Located in the popular West Fife village of Saline, the property is well placed for local amenities and enjoys a peaceful setting with local Golf Club and shop, while remaining within easy reach of Dunfermline, making it an excellent choice for those seeking a quieter lifestyle.





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.









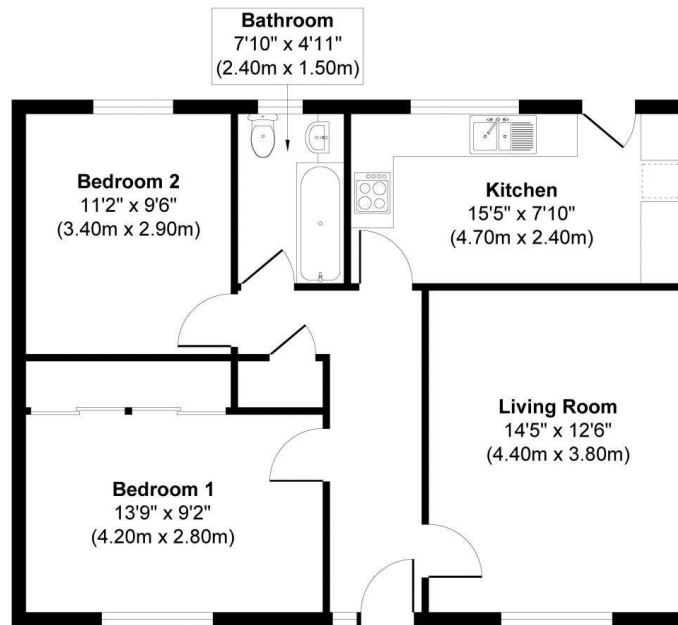
Saline

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.

Morgans Property Package

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

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Approximate Floor Area
696 sq. ft
(64.60 sq. m)



Approx. Gross Internal Floor Area 696 sq. ft / 64.60 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.