



Morgans

PROPERTY

6 Westpark Gate, Saline, KY12 9US

Offers Over £460,000



4



2



3





Exceptional bungalow in country setting



Substantial 15ft kitchen



Vast 22ft lounge and dining room



Four bedrooms, principal en suite



Bright garden room



Utility room, W.C and shower room



EPC Rating -



Council Tax Band -





Welcome

This exceptional executive detached bungalow offers nearly 2,200 square feet of outstanding living, together with a substantial detached double garage extending to almost 19 feet square, in a exclusive location within the West Fife village of Saline. The accommodation is superbly laid out around a vast 22-foot lounge and a separate dining room, both flowing effortlessly into a substantial 15-foot kitchen. A bright garden room adds further flexible living space, while a utility room and separate WC provide excellent everyday practicality. Four generously proportioned bedrooms are arranged along the opposite wing, with the principal bedroom benefiting from its own private en suite. A family bathroom, complete with a separate shower, serves the remaining rooms, with a handy store cupboard offering further storage. Set amidst beautiful country gardens this substantial bungalow offers rare single-level living on a grand scale, making it an ideal choice for those seeking space, comfort, and accessibility. The roaming countryside and hills offer a stunning backdrop combined with private grounds and driveway - what more could one want.





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

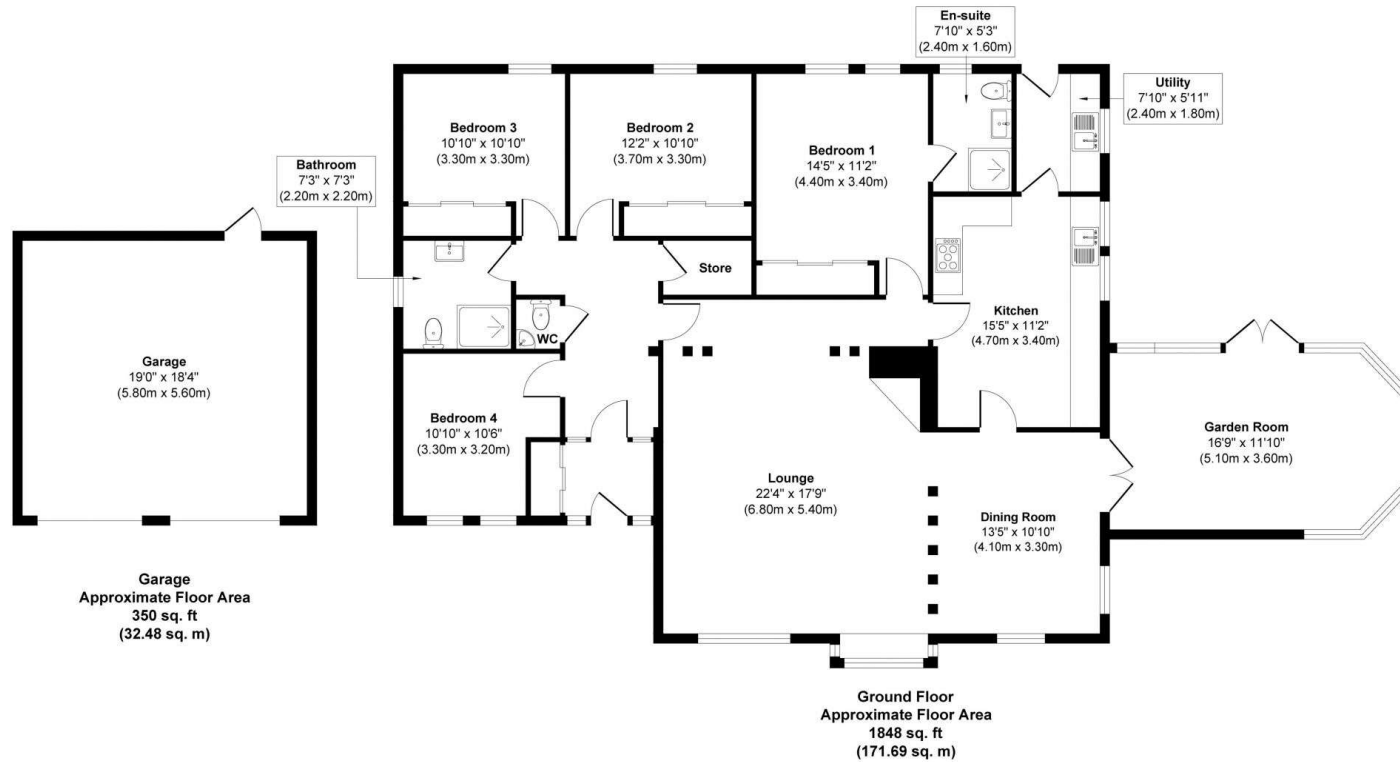
The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs 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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Approx. Gross Internal Floor Area 2198 sq. ft / 204.17 sq. m

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