



Morgans

PROPERTY

1 Bridge Street, Saline, KY12 9TS

Offers Over £215,000





Charming single-storey cottage



Fitted kitchen



Superb 17ft living room



Principal bedroom over 16ft



Conservatory and sunroom/dining room



Modern shower room



EPC Rating -



Council Tax Band - D





Welcome

This beautiful and charming end terraced home is deceptively spacious and offers over 1,000 square feet of well-planned single-storey living in the peaceful village of Saline with stunning views over rambling hills and beyond. The idyllic garden is well stocked offering great potential to put your own stamp on it, fully enclosed grounds providing a child and pet safe environment. The driveway leads to extensive parking if required and the house lends itself to further extension subject to planning. The living room is a real highlight, extending to almost 17 feet in length and flowing through to a bright conservatory, while a further sunroom adds even more flexible additional space and currently used as a dining room. The kitchen is fitted with a good range of units and space for freestanding appliances, positioned conveniently just off the living room. The principal bedroom is generously sized at over 16 feet in length, with a further comfortable second bedroom. A modern shower room completes the accommodation. Located in Saline, the property enjoys a peaceful village setting while remaining within easy reach of Dunfermline, making it an excellent choice for those seeking space and a quieter lifestyle.



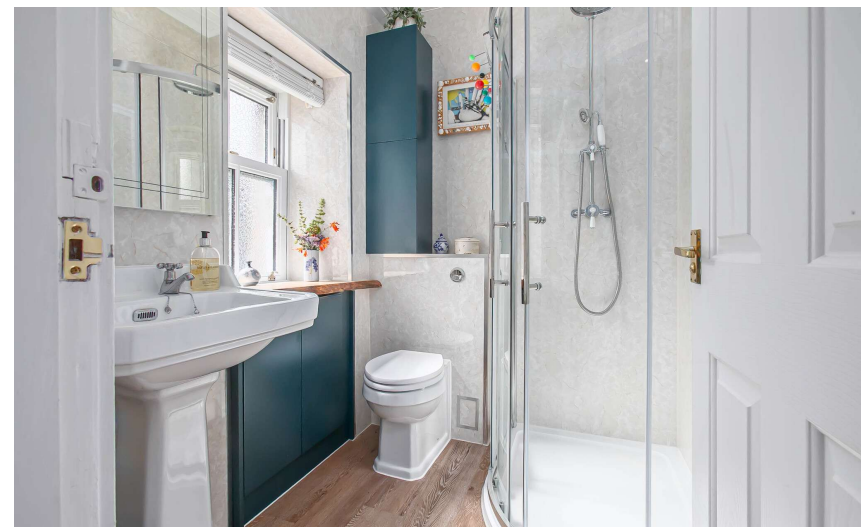


EXTRAS INC IN SALE / AGENTS NOTE

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

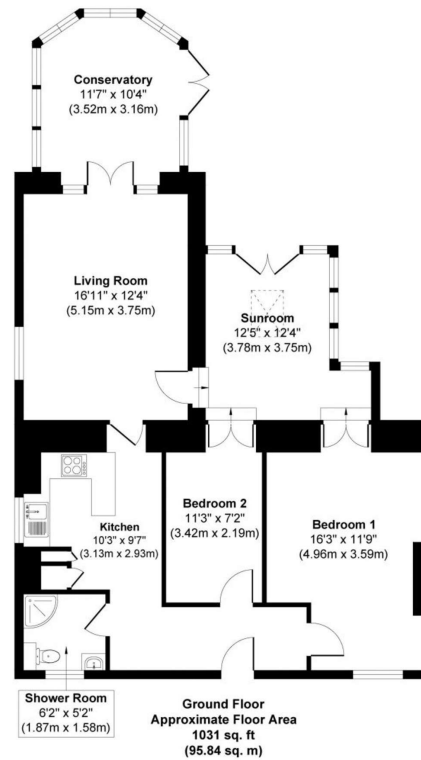
The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs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



1 Bridge Street, Saline, KY12 9TS



Approx. Gross Internal Floor Area 1031 sq. ft / 95.84 sq. m

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



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



rightmove

ZOOPLA



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.