



28

28 Main Street
Saline
KY12 9TL

28 Main Street, Saline is a delightful semi-detached villa situated within a popular rural village to the west of Dunfermline. The property is within easy commuting distance of Dunfermline and surrounding areas.

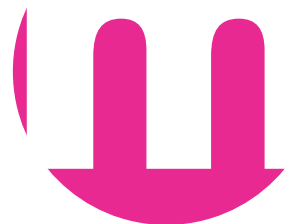
On entering the property there is a reception hall leading to the lounge with a front facing window and open fire. The kitchen is located to the rear with a door leading to the garden and there is a pleasing modern bathroom comprising of WC, wash hand basin and double ended bath with overhead shower. There are two good size double bedrooms, one on the ground floor and the other upon the first floor and the property further benefits from a gas fired central heating system and mostly double glazed windows.

FIXED PRICE £114,995

maloco +
associates

a winning team

solicitors + estate agents





Whilst believed to be correct these particulars are for guidance only and all sizes are approximates. Prospective purchasers shall be deemed to have satisfied themselves as to the dimensions of the property. Measurements by sonic measuring device.

VALUATION SURVEY HOW MUCH IS YOUR PROPERTY WORTH?

We can provide the answer to this question. We offer a valuation service without cost or obligation. Please contact our offices on 01383 629720 to arrange a free valuation.

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to our accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

GENERAL DESCRIPTION

There are most spacious garden grounds surrounding the property with the front and side monobloc providing off-street parking. To the rear of the garden there is a dog kennel and run and a further outhouse ideal for storage.

In summary this is an excellent opportunity to acquire a spacious semi-detached villa within a popular location and early viewings are highly recommended.

TRAVEL DIRECTIONS

Travelling from Dunfermline proceed in a westerly direction and continue through the village of Gowkhill. Turn right as signposted for Saline and turn left on entering Saline along the Main Street where number 28 is indicated by our for sale board.

LOCATION

The village of Saline is located to the west of Dunfermline. Within the village itself there is local shopping facilities to suit everyday requirements and a good selection of social and recreation amenities. Further shopping can be found in nearby Dunfermline with the Kingsgate covered shopping centre, pedestrianised precinct and a good range of supermarkets and superstores. For the commuter easy access can be gained to north and south of the Forth Road Bridge via road or rail. For those who enjoy the outdoors Saline has many attractive countryside walks surrounding.

ACCOMMODATION

LOUNGE	13'7" X 13'7"
BEDROOM TWO	13'7" X 11'5"
KITCHEN	6'2" X 6'5"
BATHROOM	6'2" X 6'1"
BEDROOM ONE	13'7" X 14'3"

EXTRAS TO BE INCLUDED IN THE SALE PRICE

All carpets, floor coverings, light fittings, blinds and the cooker

VIEWING

Strictly by appointment through maloco + associates, Telephone 01383 629720.

OPENING HOURS

Monday - Friday 9.00am - 5.00pm
Saturday - 9.30am - 12.30pm

OFFERS

Offers should be submitted in writing to:-

maloco + associates Solicitors & Estate Agents

6/8 Bonnar Street
DUNFERMLINE
KY12 7JR

Telephone (01383) 629720
FAX (01383) 621333
LP 32, Dunfermline

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