

# McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers



**1 KINNEDDAR STEADING, BY SALINE, FIFE, KY12 9LG**

Dollar 6m, Dunfermline 8m, Stirling 19m, Edinburgh 28m, Glasgow 38m



## Offers Over £310,000

A beautiful contemporary family home situated within a small high quality development that was completed approximately 5 years ago. The quality of the build is such that the developer won a national award – Conversion Project Of The Year 2010 – and this is reflected in the design, the high standard of materials used and the quality of the finishes throughout the property. The home is set in a semi-rural location yet still benefits from mains gas central heating and is also accessible to all main transport links.

### Accommodation

#### Ground Floor

- ❖ Entrance hall
- ❖ Kitchen/Dining/Family Room
- ❖ Bedroom 2
- ❖ Bedroom 3
- ❖ Bedroom 4
- ❖ Bathroom
- ❖ Utility Room

#### First floor

- ❖ Landing
- ❖ Master Bedroom with en-suite
- ❖ Shower room
- ❖ Sitting room

#### Outside

- ❖ Garage and private parking
- ❖ Landscaped garden with patio



### **Situation**

Kinneddar Steading is situated approximately one mile south of the village of Saline in a peaceful, quiet setting at the end of a private road. The attractive, open countryside village of Saline offers local amenities such as a primary school a general store with a post office, an active community centre and a 9-hole golf course. The nearby town of Dollar offers a range of services and facilities, including the renowned private school, Dollar Academy, with a bus running daily through Saline to Dollar Academy. Other noted private schools in the area include Beaconhurst School, Glenalmond College, Strathallan, Kilgraston, and Craigclowan. There are also four high schools in Dunfermline.

The M90 is just 7 miles away providing quick access to Edinburgh for east commuting, while the Kincardine Bridge provides access to the motorway networks of Western Scotland. Dunfermline is just 8 miles away and offers a broad range of services including regular rail services to Edinburgh with a journey time of just over 30 minutes. Glasgow is about 38 miles from Kinneddar Steading and can be reached in just over an hour via the Kincardine Bridge making it suitable for daily commuting.

For golfers, there are courses locally at Saline, Dollar, Rumbling Bridge, Pool of Muckhart and Alloa. Gleneagles that held the Ryder cup in 2014 is 17 miles north of Kinneddar Steading. The home of Scottish Motor Racing is at Knockhill which is just 6 miles away. Gleneagles [Hotel](#) has numerous leisure facilities on offer including a 2 Michelin Star restaurant, a swimming pool and equestrian centre.

For those with equestrian interests, there are a number of riding schools and livery yards in the area, as well as a network of tracks and bridle paths for hacking. The region is perfect for outdoor activities such as hillwalking and mountain biking in the Ochil and Cleish Hills.



## **Description**

### **Ground Floor**

A spacious tiled entrance hall benefitting from several large storage areas leads to a high quality solid oak kitchen with dark granite worktops, integrated appliances, an electric range cooker with a 5 burner gas hob, travertine tiles and spotlighting. There is room for a large dining table and, additionally, there is a bright and open seating area from which french doors lead out onto a patio and the back garden beyond. This creates an ideal space for indoor and outdoor entertaining. The utility room is accessed from the kitchen, and has a door to the back garden. Also on the ground floor are 3 double bedrooms, all with fitted carpets and built-in wardrobes. There is also a spacious family bathroom with a tiled floor, a large shower unit and high quality fixtures and fittings.

### **First Floor**

A carpeted timber staircase leads to a landing area and on to an extensive double aspect lounge with hardwood flooring. French doors from the lounge open onto a juliet balcony, with spectacular views over the surrounding countryside to the Ochil hills. Also on this floor is the large double aspect master bedroom suite, a large en-suite shower room, plenty of storage space including built-in wardrobes and a double set of doors opening onto a juliet balcony overlooking the back garden.

### **Outside**

1 Kinneddar Steading benefits from specially landscaped gardens, bordered at the front by a harled stone wall and wooden fencing to the rear of the property. There are lawns to the front and rear of the house with stone and gravel paths. On the rear lawn a gravel path leads from the patio to a seating area. At the front of the house there is a garage with up and over doors as well as several private parking places.



### **Viewing and Registering an Interest**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

### **Closing date**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### **Property misdescription**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### **Offers**

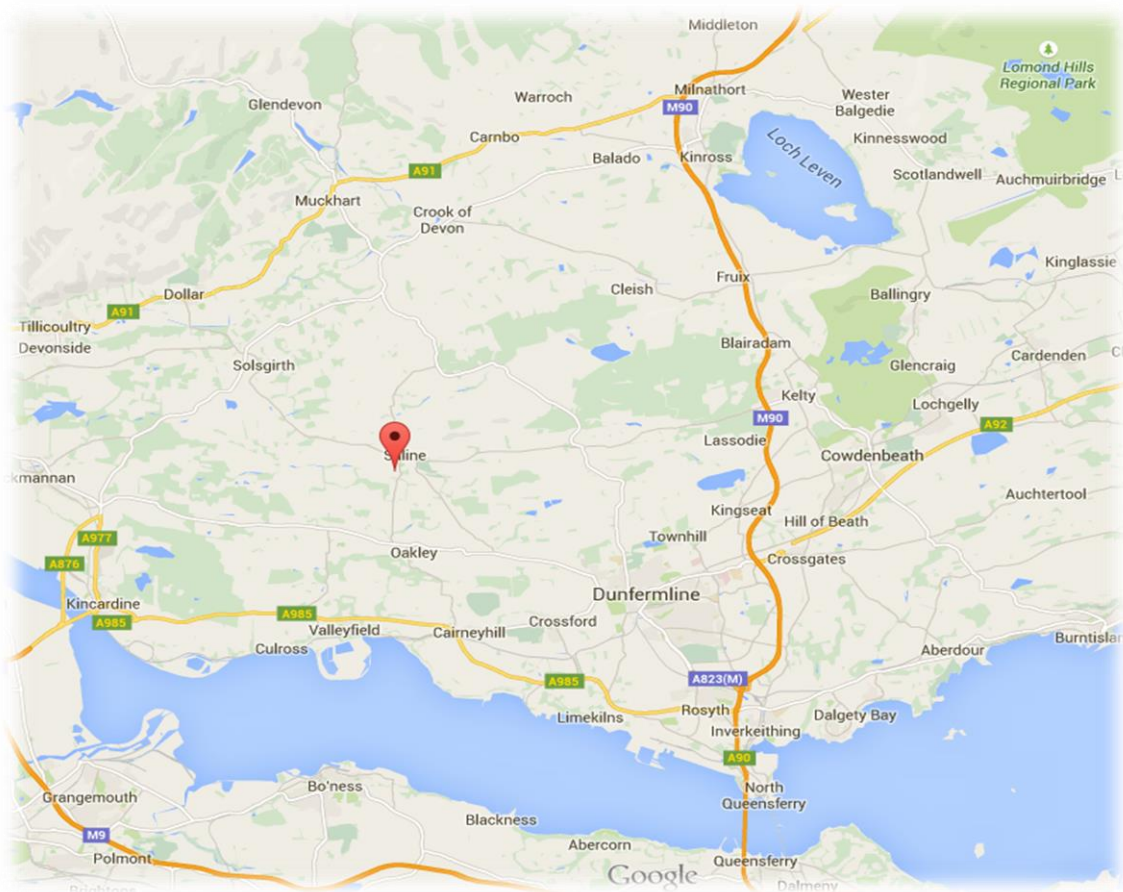
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



Ground Floor Plan



First Floor Plan.



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,  
Fife KY12 7PD 01383 722454  
29 York Place, Edinburgh EH1 3HP