



Annfield Cottage, 13 Loch Road, Saline, Fife,
KY12 9UL

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Dunfermline 6m Dollar 6m Alloa 11m Kinross 14m Stirling 17m Kirkcaldy 23m Perth 28m Edinburgh 28m

Accommodation

Kitchen	2.15m x 3.3m
Living/Dining Room	5.2m x 3.5m
Bathroom	2.1m x 3.3m
Master Bedroom	3.63m x 2.52m
Bedroom 2	4.87m x 3.03m
Front Hall	2.83m x 1.17m
Back Hall	2.77m x 1.33m

Newly fitted kitchen and bathroom. Damp proofing and woodworm guarantee with loft conversion plans. Scope to add two bedrooms in the roof space and a bedroom and conservatory on the ground floor. Large quiet south facing garden area (0.15 acre). Attractive village location. The home has been rented out on Airbnb this summer for £85/night

OFFERS OVER-£115,000

HOME REPORT £133,000



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD
Telephone: 01383 722454 Fax : 01383 621180

Situation

Saline village has a post office, a general store, community centre, a church and one pub. Further amenities and supermarkets can be found at Dunfermline and Alloa. There is a regular bus service from Dunfermline to Saline.

Saline also offers a good primary school and there are four high schools in Dunfermline. Saline Primary School is in the catchment for Queen Anne High School. Private schooling is also available at the nearby Dollar Academy, a daily bus runs through the village to Dollar Academy.

The surrounding countryside offers a range of recreational and leisure opportunities including the 12 hole Saline Golf Course and further golf courses can be found in Dunfermline, Muckhart and Kinross. The world renowned Gleneagles golf course only 18 miles to the north.

There are thousands of acres adjacent to the south and west of Saline the area which belong to the Forestry Commission who allow the public access over it to Devilla Woods (5 miles away)

House Description

Annfield Cottage is an attractive south facing two bedroom semi detached property that has recently been refurbished. There is a good sized newly fitted Kitchen and Bathroom. There is a large garden with two patio's and a gravel parking area. There is a burn to the south of the garden. The private road to the north of the house is left rough to dissuade vehicular traffic from using it. Plans have been drawn up to confirm that there is scope to install two bedrooms and a bathroom above the existing accommodation which is all on one floor at present. A conservatory and bedroom could easily be added to the south of the house also, subject to securing planning consent.

Side door, East elevation



Front door, South Elevation



ENTRANCE HALL (South facing over front lawn)

8'7 x 4 south facing entrance hall.

BEDROOM 1 (South facing)

16'7 x 10'3 south facing master bedroom.

BEDROOM 2 (North facing)

12'3 x 8'9 bedroom with ample space for two single beds and storage.

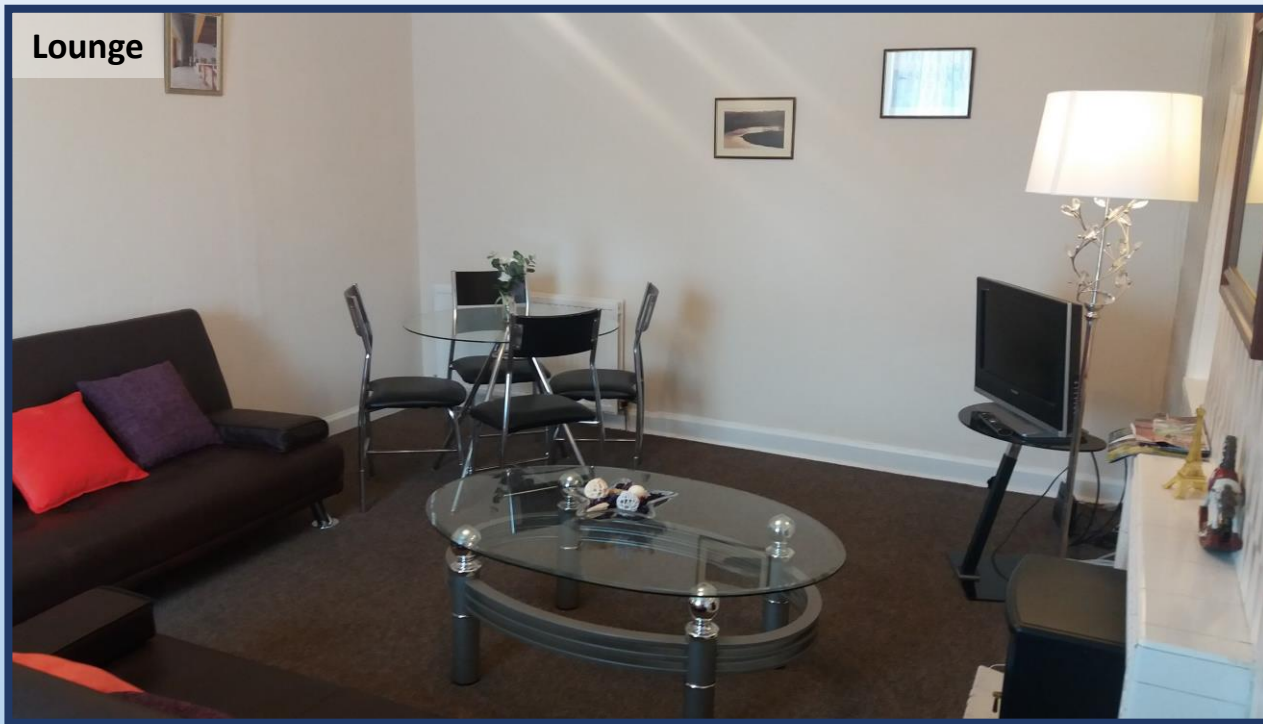


LOUNGE (South facing)

South facing 16'7 x 12'1 Lounge with a fireplace. Room for coffee table sofas, and dining table area.

KITCHEN

Fully fitted south facing kitchen (7'15 x 10'11) with floor and wall units and good work top space as well as an oven with a hob and extractor fan. Washing machine and fridge space with a slim boiler. Attractive outlook over the front garden and side parking area.



SIDE HALL (East facing)

2'11 x 11'6 hall with built in storage cupboards with side door access to the property from the East.

BATHROOM (East facing)

6'89 x 10'11 tiled bathroom with a shower, bath, toilet and sink and a window looking east.



Garden



Kitchen



Bedroom 1



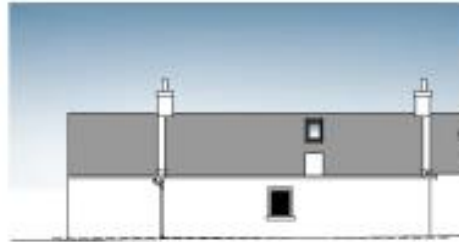
Kitchen



Bedroom 2



Proposed Plans



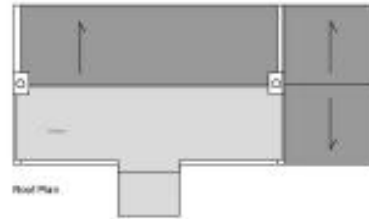
South Elevation to Loch Road



North Elevation



East Elevation Looking



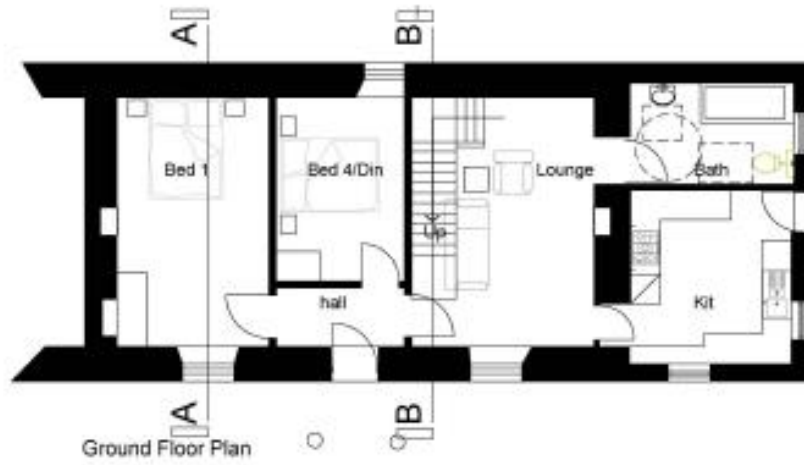
Roof Plan



Section A-A



Section B-B



Ground Floor Plan



First Floor Plan

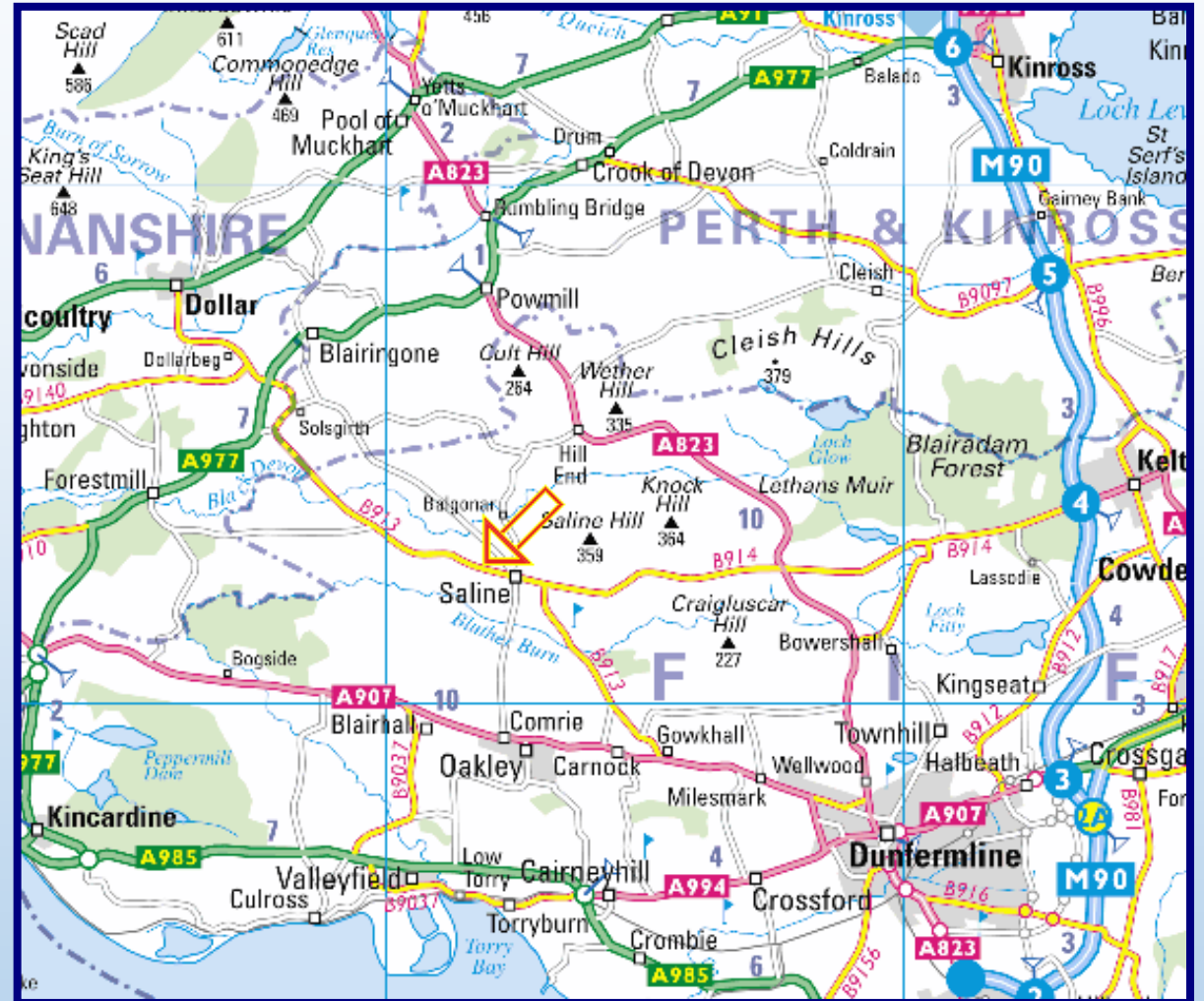
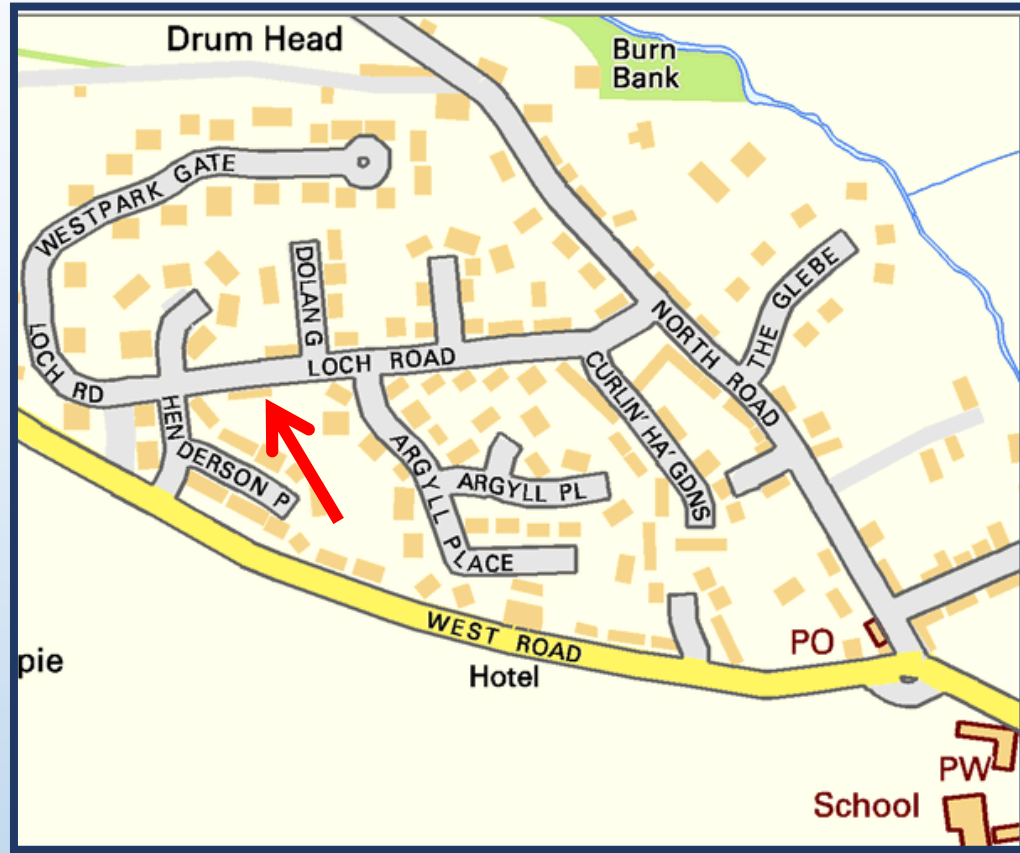
NO.	REVISION	DATE

ARCHITECT: **ARCHITECT**
 PROJECT: **Proposed Development at**
Meylett, 13 Loch Road, Saline
 DRAWING NO: **Proposed/ Cottage Extensions**
Plan/Sections/ Elevations

NO.	REVISION	DATE

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Geographical Location Plan



Viewing and Registering an Interest

Viewing of the property is strictly by prior appointment only with the sole selling agent McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7JG. Tel: 0133 722454 or Rod McCrae on 07711 651814 (evenings and weekends). Fax: 01383 621180.

Directions

From Dunfermline, Carnegie Drive continue west onto Glen Bridge/A907 and take the 3rd left onto William Street/A907. Turn left onto Rumblingwell/A097 and continue for approximately 2 miles to turn right at B913 signed for Saline. Continue on B913 for approximately 2.6miles and turn left onto Saline Main Street/B913. Proceed past the school and church on the left and just before the nus turning area turn right onto North Road. Take the second left onto Loch Road. The house is just on the left after the road deteriorates at this end.

From the M90 exit at junction 4. Proceed to Saline, turn right onto North Road and continue as above.

Closing Date

It is likely that a closing date for offers will be set and prospective purchaser 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 Misdecription

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 from them. No responsibility is taken for any other error, omission or mis-statement in the particulars during the negotiations or otherwise, any representation or warranty whatever in relation to this property.

Property details prepared September 2017.



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