



8 KINNEDDAR MAINS STEADING,  
SALINE, FIFE, KY12 9LJ

# 8 Kinneddar Mains Steading, Saline, Fife, KY12 9LJ

Unique Family home in an award-winning development, with lovely countryside views

Dunfermline 7m, Kinross 14m, Falkirk 17m, Stirling 18m, Glenrothes 21.1m, Edinburgh Airport 25m, Edinburgh 29m, Perth 30m, Glasgow 37m, Glasgow Airport 46m

## LOT 1 – HOUSE

- 4 Bedrooms
- Living room
- Kitchen/Dining Room
- Utility
- En suite in master bedroom
- Family Bathroom
- Garden Room
- 2 Single Garages
- Gas Central Heating

**OFFERS OVER £365,000**

## LOT2 – LAND

- 5 acre field
- Stable
- Available for purchase
- Or rent

**OFFERS OVER £30,000**



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,

Fife KY12 7PD 01383 722454

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP



## SITUATION

8 Kinneddar Mains Steading is just outside the village of Saline in a peaceful setting at the end of a private road. Saline caters for various local amenities such as a general store, post office, church and an active community centre. For education, there is a Primary School in the village and four High Schools in nearby Dunfermline. Dunfermline has an attractive High Street, The Carnegie Hall, Alhambra Theatre and the lovely 79 acre Pittencrieff Park locally known as The Glen. Dollar offers a range of services, including the renowned private School, Dollar Academy, with a bus running daily from Saline. Other independent Schools in the area include Beaconsbury in Bridge of Allan along with several in Perthshire and Edinburgh

The property is very well-placed for all modes of transportation. The nearby M90 provides fast access to Perth and Edinburgh. Glasgow can be accessed to via the Kincardine Bridge and Stirling is to the northwest. Trains run regularly to Edinburgh, Dunfermline and Inverkeithing and there is a Park & Ride station at Ferrytoll with services into Edinburgh or north to Inverness and Aberdeen. Edinburgh Airport has flights to many UK, European and International destinations.

The surrounding countryside offers a range of recreational opportunities. The land in front of the property is green belt, having been purchased recently by the Forestry Commission and planted with native woodland, to create an area for walking, hacking and cycling. In addition to the 9-hole golf course in Saline, there are several courses in the area. Fishing is available on nearby lochs and reservoirs including the well-known nature reserve at Loch Leven. Saline Hill and Glen are within walking distance of Kinneddar and the nearby Ochil and Cleish Hills are popular with walkers and mountain-bikers. There are several local liveries and a network of bridle paths for those with equestrian interests.

## DESCRIPTION

Created from part of an original steading, 8 Kinneddar Mains Steading is a unique family home that has been cleverly designed to take full advantage of the impressive countryside views. Inside, every aspect has been carefully considered and the house provides an ideal combination of living and bedroom accommodation. On the ground floor there is a beautifully fitted Ashley Ann kitchen with dining area.

The kitchen has an array of Shaker-style units, coordinating granite and wood worktops, a Rangemaster cooker and a large, double Belfast sink. Also on this level is a master bedroom with en suite and door to west-facing balcony, three further bedrooms and a family bathroom. A feature oak staircase leads down to a bright and airy garden room, which has doors to the patio, and a spacious, formal lounge which is also full of natural light and has two sets of doors opening out to the garden. Features of the house include solid oak floors to the public rooms, hardwood doors, luxury bathrooms with contemporary fittings, tiled floors, and multi-fuel stoves in both garden room and lounge.

To the front of the house is a small garden enclosed by a stone wall. The garden to the rear is laid mainly to lawn with some feature shrub and flower beds. There is a large patio area, ideal for entertaining or simply relaxing and enjoying the impressive countryside.

There are two single garages, one of which is attached to the property and the other is located in the courtyard. A block-paved drive provides an area for further parking.

### Lot 2

About 100 metres from the garden is a 5 acre paddock, with a timber stable, which has power, water, two loose boxes and a tack room/store. The paddock with stable block is available to rent by separate negotiation.



### **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**

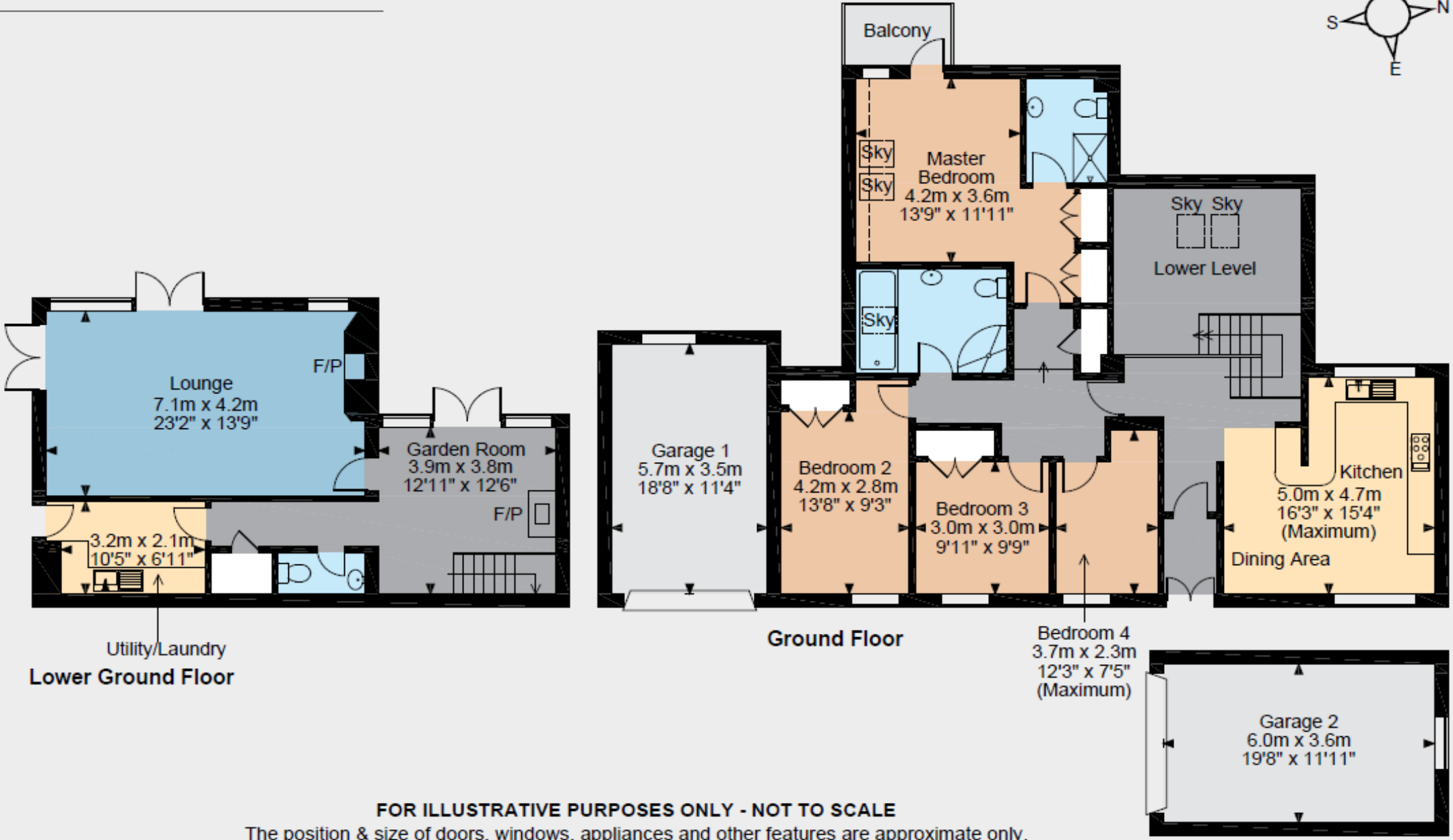
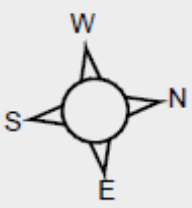
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise,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



**Floorplans**  
 Main House = 1866 Sq Ft/173 Sq M  
 Garages = 446 Sq Ft/42 Sq M  
 Total = 2312 Sq Ft/215 Sq M  
 For identification purposes only.

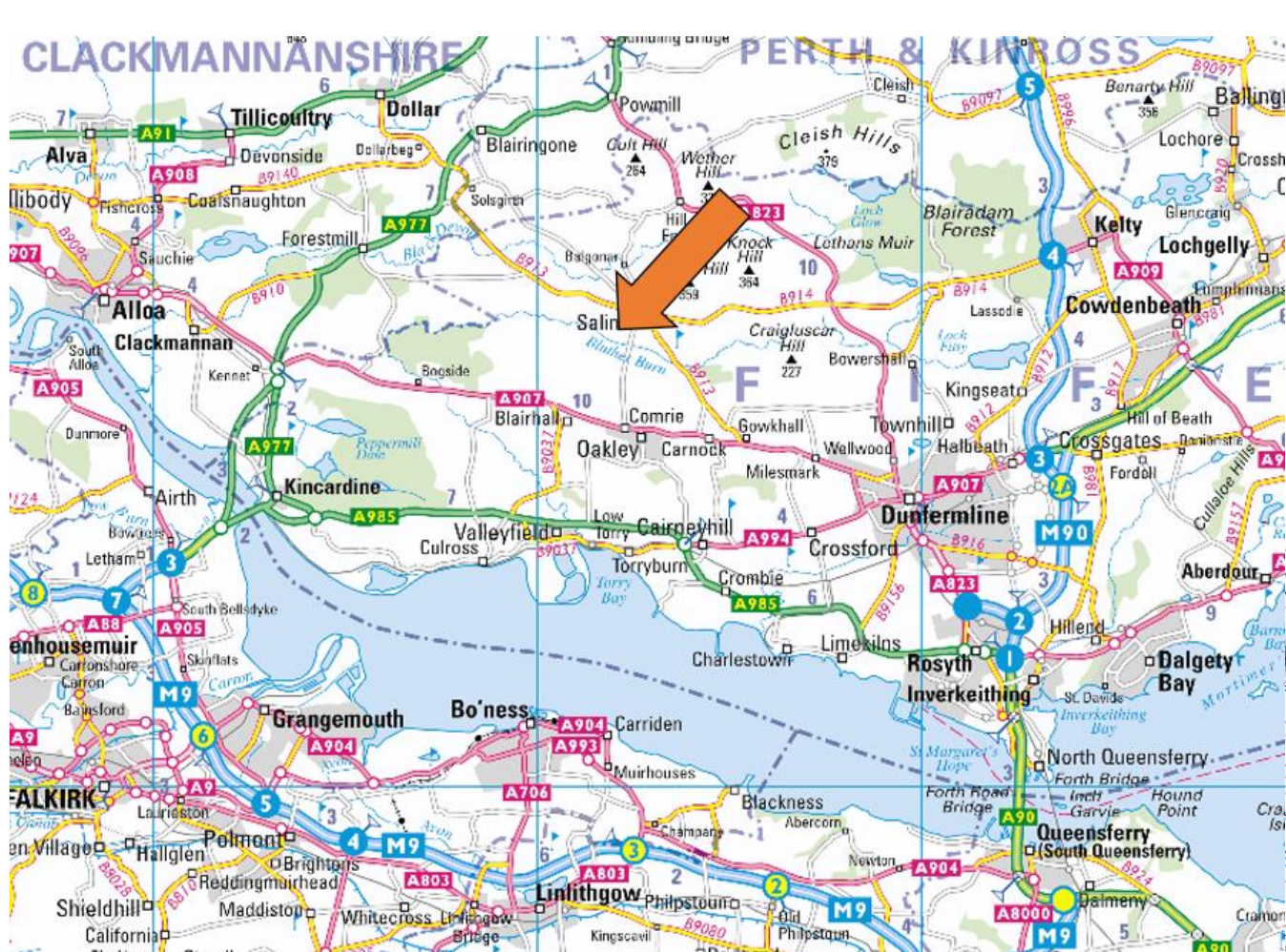


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

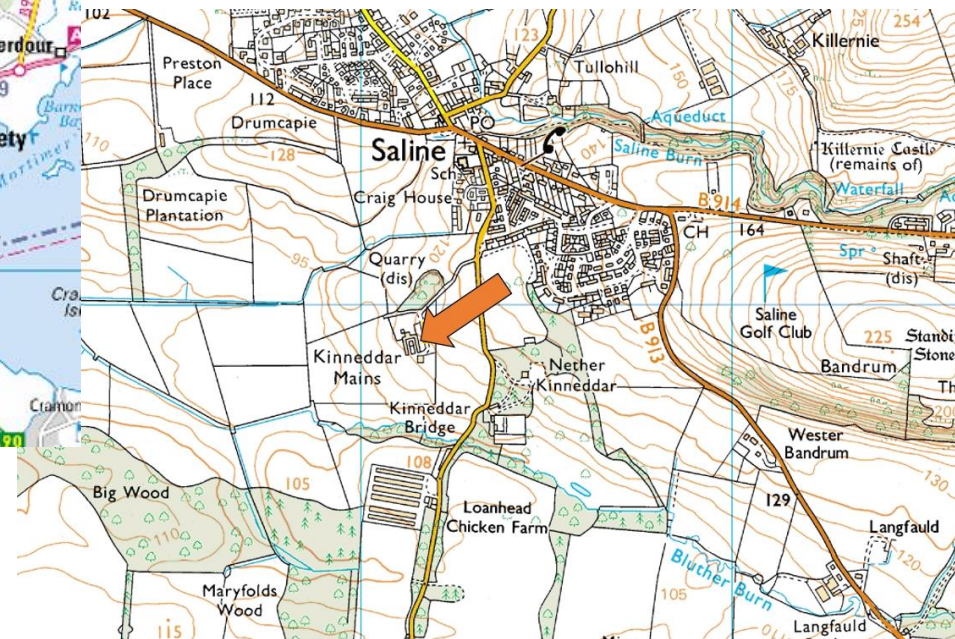
☐☐☐☐ Denotes restricted head height

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### LOCATION PLANS

Plans produced by permission of ordnance survey  
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### DIRECTIONS

From Edinburgh, cross over the Forth Road Bridge and travel on the M90 until reaching Junction 4. Turn off and travel along the B914 until reaching Saline. Towards the end of the village turn left into Oakley Road then take the second right turn for Kinneddar Steading.