



**MAC COTTAGE, SALINE ROAD, OAKLEY, FIFE, KY12 9LA**

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Oakley 0.5m, Dunfermline 5m, Kincardine 7m, Edinburgh 23m, Kirkcaldy 24m, Glasgow 35m

**An attractive opportunity to purchase an extended detached traditional stone cottage set within generous gardens extending to about 0.2 of an acre, including a burn, patio, decking and a sheltered setting.**

## Ground Floor:

Front porch with tiled floor

Large lounge with patio doors and a wood burning stove

Large newly fitted kitchen with patio doors to a patio and a front lawn

2 bedrooms with a family bathroom with WC and WHB

Single Garage

## First Floor:

Lovely master bedroom with large dormer windows to front and rear and an en-suite shower room with a shower WC and WHB.

**Total Floor Space: 118m<sup>2</sup>**

**LPG central heated and double glazed**

**Energy Performance Rating F**

Home Report: £215,00

**OFFERS OVER: £200,000**



McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,  
Dunfermline, Fife, KY12 7PD 01383 722454

## Situation

Mac Cottage sits in a sheltered location a short distance to the north west of Oakley, up the road to Saline. It has a mainly western and eastern outlook in a lovely rural location but the kitchen French doors have a southerly outlook over the lawn.

The mature garden extends to about 0.2 of an acre with footpaths up to hundreds of acres of Forestry Commission public access paths at Bircramside and Standaland Farms.

There is easy access to Edinburgh , Glasgow, Kirkcaldy, Perth and Kinross.

Primary schooling is available at Oakley or Saline Primary Schools. with Secondary schooling available in Dunfermline. There is also the option of private schooling, with a daily bus running to Dollar Academy from Saline.

Dunfermline offers a range of excellent shopping, leisure and sporting facilities including two theatres, a swimming pool, Pitreavie Athletics track, rugby and football facilities. There are golf courses at Saline, Crossford and Dunfermline.



The east elevation of the cottage



Patio doors on south elevation

## Mac Cottage Renovations

The cottage was comprehensively renovated in 2005 with the new kitchen, the bathroom, the ensuite bathroom, roofing, rewiring and a new Ariston boiler fitted with new radiators and it was redecorated recently with 3 new windows added in 2018.

## House Accommodation

### Ground Floor

#### **Entrance Vestibule 9'9" x 5'6"**

Entry is gained to the front of the property via door into the reception vestibule. It has a tiled floor. Access is given to the lounge.

#### **Lounge 15'9" x 14'8"**

An impressive formal lounge which has a partly glazed door to the porch and a window to the west. There are patio doors to the east. There is a wood burning stove set in a stone fireplace with a wooden mantle and new carpets.

#### **Kitchen/Dining Room 21'1" x 18'9"**

A fine room for entertaining with a 2005 Howden's kitchen having being installed with ample wall, floor and island units. Recently fitted Hotpoint washing machine, a Lamona fridge freezer and a new Newhouse stove with two new Lamona ovens. The floor is tiled. There are two windows to the east and one to the west and patio doors to the south. To the south of the patio doors is a sheltered patio area.

#### **Hallway/Staircase 13'2" x 3'5", 10'11" x 3'5"**

Window to the west and east. The floor is hardwood.



The lounge



South elevation

**Bathroom 9'9" x 4'10**

Window to the west. Tiled floor and walls. Free standing double ended bath WC and wash hand basin, electric shower and shelved unit.

**Bedroom 2- 10'11" x 10'3"**

Large bedroom with fitted cupboard and window to the east.

**Bedroom 3- 9'6" x 8'10"**

Window to the west.

**Garage 13'11" X 6'2"**

**First Floor**

**Landing and Staircase 10'11" x 7'2"**

Views to the east

**Bedroom 1- 14'8" x 12'1"**

Lovely bedroom with windows to the west and east affording lovely views to the east and west. New carpets.

**En-suite shower room**

Fitted shower cubicle, WC and wash hand basin, tiled floor and walls.

**Mains water, electric and drainage and a septic tank**



Bedroom 1



Bedroom 1



The kitchen/dining room



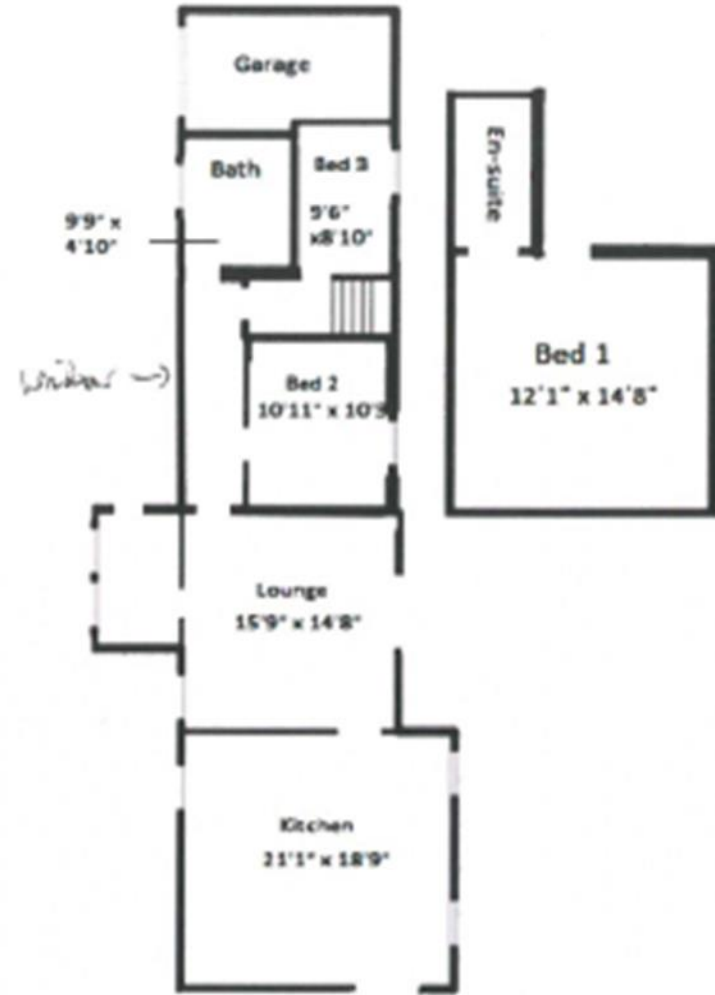
The kitchen/dining room



The bathroom



Bedroom 1 en-suite



Floor Plan



Bedroom 2



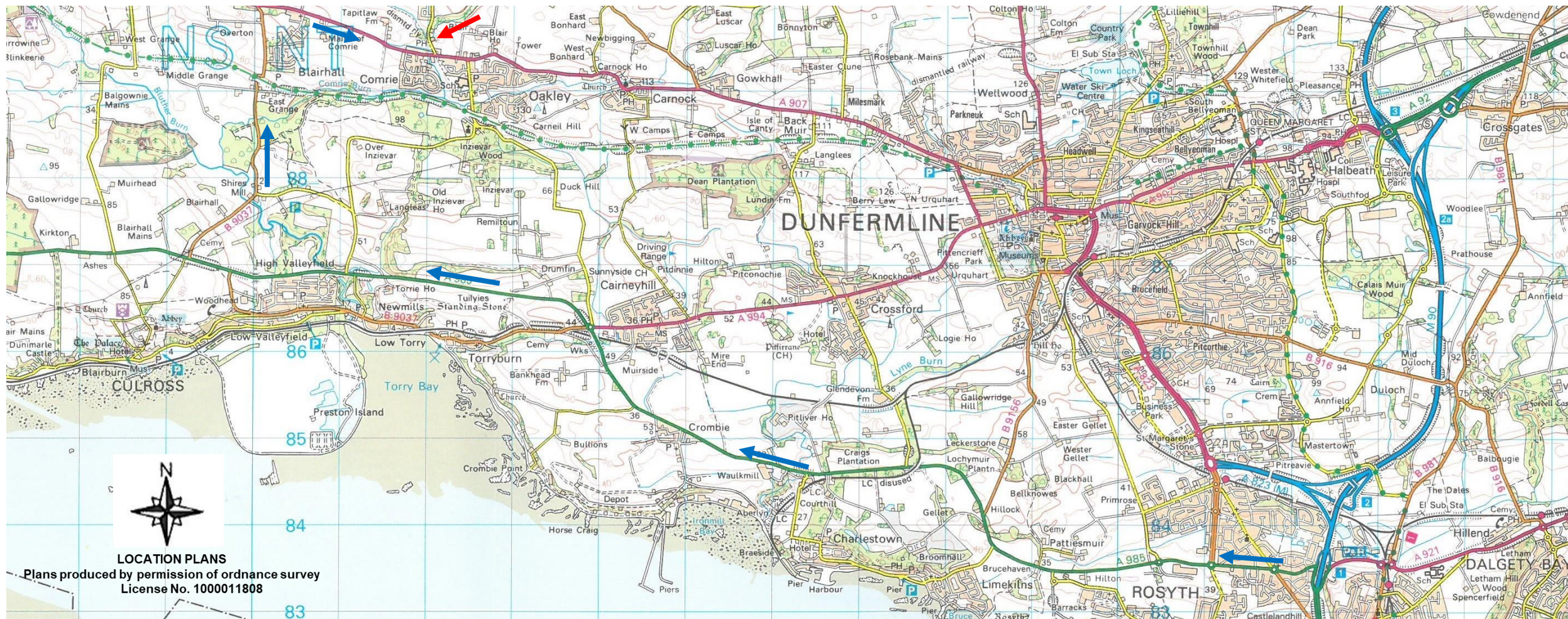
South garden



Patio and South garden



Driveway and North garden



## Directions

**From Edinburgh-** Proceed up the M90 to junction 1 where you take the Roysth A985 road to Kincardine. Proceed along this road through Crombie and then take the 2<sup>nd</sup> left at the roundabout a mile further along the road to Kincardine. Take the second turning on the right towards Blairhall. Proceed up the west side of Blairhall and turn right onto the A907 to Comrie. Go through Comrie and then turn left just after The White Gates Pub up the Saline Road. Mac Cottage is the first house on the right hand side.

**From Glasgow-** Proceed over the new Clackmannanshire Bridge. Take the first exit of the first roundabout and then take the fourth exit of the following roundabout on to the A907 sign posted for Dunfermline. Go past Blairhall and down into to Comrie and then take the first right up the Saline Road. The house is the first on the right hand side.