

12 Sunnybraes Terrace, Steelend, Saline, KY12 9NE



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A beautifully presented two bedroom home with country walks and Saline Hill close by

Saline 1 mile, Dunfermline 6.5 miles, Dollar 7.5 miles, Stirling 18.5 miles, Edinburgh 27 miles

12 Sunnybraes Terrace (ground floor right) is in immaculate condition and has added bonuses that other local houses don't have, including a conservatory, summerhouse, single garage and caravan hardstanding. This home is like a TARDIS and needs to be viewed to be appreciated. The gate at the end of the back garden leads directly to picturesque walking trails and to the foot of Saline Hill. Double-glazing throughout.

2 bedrooms

Living room with patio doors to front garden

Shower room

Kitchen with separate utility area

Conservatory

Large double-glazed summerhouse

Patio

Single garage

Caravan hardstanding

Gas central heating

Offers over £70,000

Home Report value £75,000

Council tax Band A



Accommodation (all ground floor)

Entrance Hall 3.76 x 0.97m

Partly glazed storm door and cloaks cupboard 1 x 1m.

Shower room (N) 2.25 x 1.40 m

Shower cabinet, WC, wash hand basin, wet wall panelling throughout.

Kitchen (W) 3.35 x 2m

Fitted wall and floor units, partly tiled, wet wall panelling Hygena gas hob and oven, electric cooker hood, fridge, 1 ½ sink and drainer.

Utility area in kitchen 1.52 x 1m

Gas combi boiler (8 years old) and plumbing for washing machine.

Main bedroom (E) 4 x 3.84m

Two built-in wardrobes

Lounge (W) 4.35 x 4m

Patio doors to front garden to the west to maximise the afternoon and evening sun. Pine panelling, fitted electric fire, blinds.

Bedroom 2 (E) 3.68 x 2.47m

This room leads into the conservatory and is currently used as an office and dining

room.

Conservatory (N, E) 3.27 x 3.09m

Leads to rear patio and small green.

Outside

Front garden with patio and shrubbery

Rear garden 20 x 5m

Summerhouse (E, S, W) 3.83 x 3.56m

Reroofed shed (originally a single garage) 6 x 3m

Caravan hardstanding at east entrance

7 x 3m

Path and rear gate to 3 car parking spaces and paths to Saline Glen and Hill at the very rural east entrance.





Main bedroom



Kitchen



Lounge



Shower room

Conservatory



Bedroom 2 / dining room / office



Summerhouse



Summerhouse



Summerhouse



Rear garden with summerhouse and shed/garage

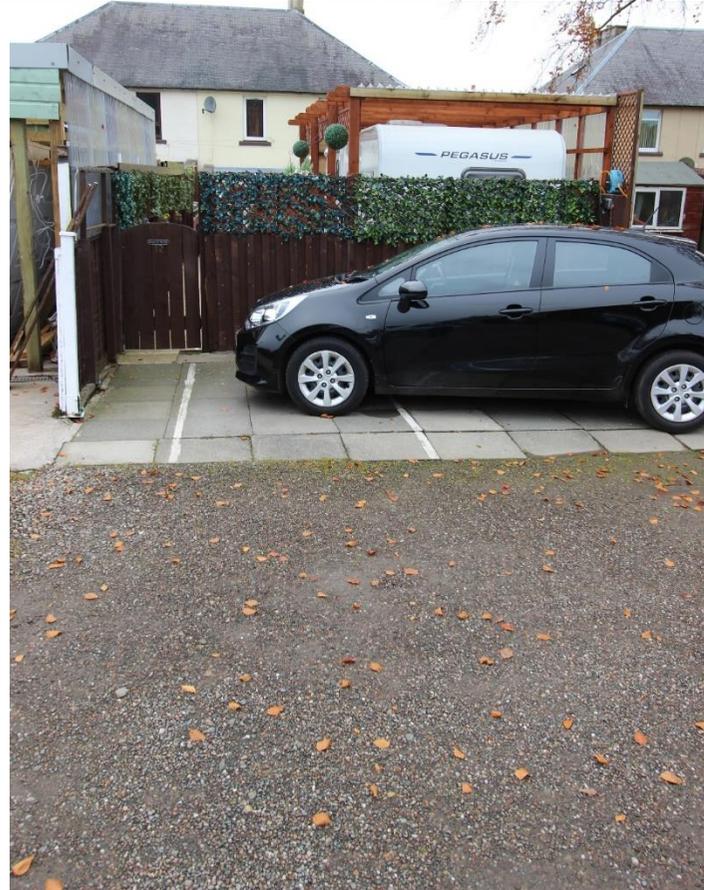


Rear with caravan hardstanding

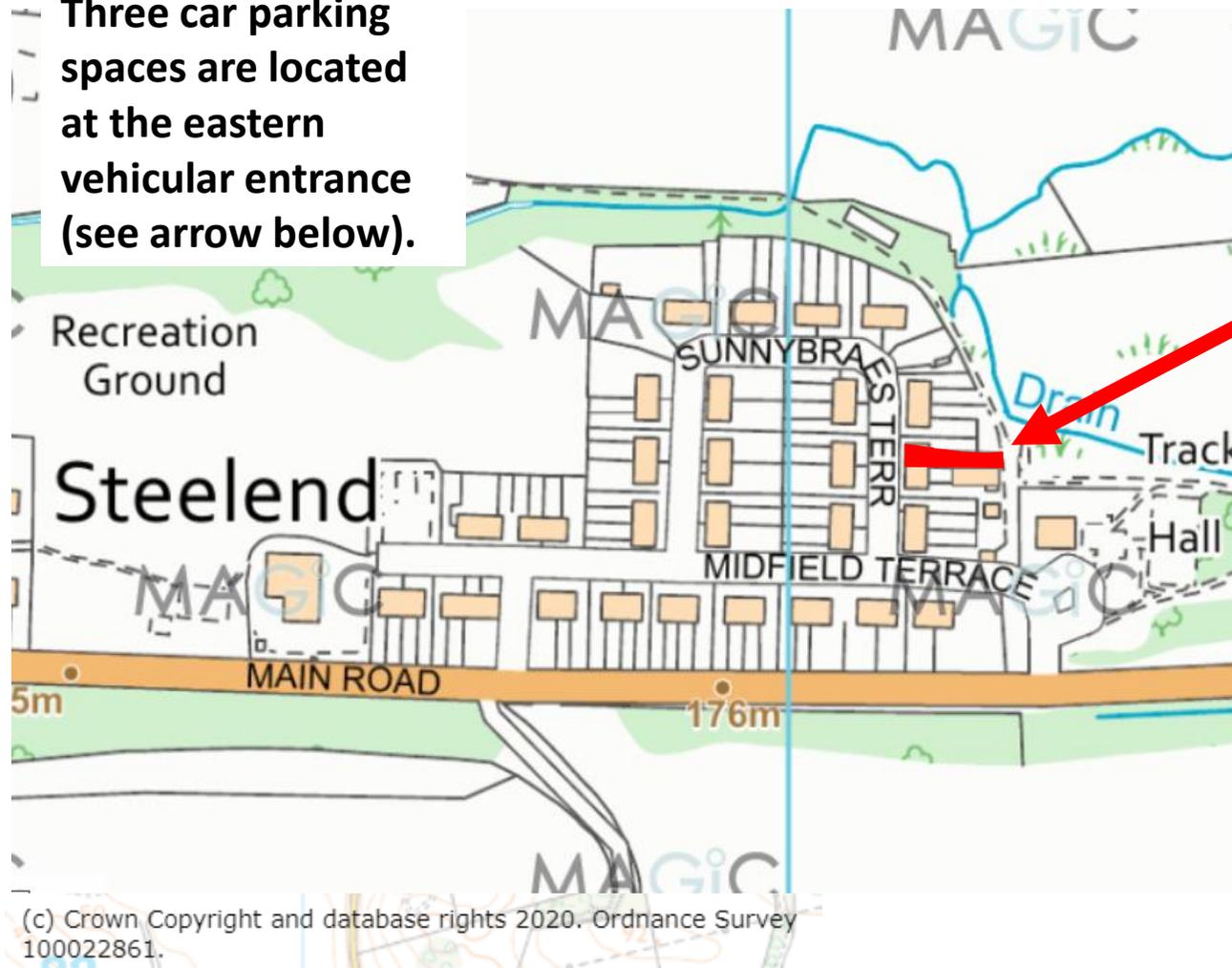




There is parking at the rear of the property and just beyond that are paths to Saline Glen and Saline Hill (above and right).



Three car parking spaces are located at the eastern vehicular entrance (see arrow below).



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Situation

Steelend is a quiet village just one mile east of the village of Saline which has a primary school, church, shop and golf club with clubhouse. Saline Glen runs to the north of both villages and is a picturesque trail walk. Saline Hill rises just beyond the back gate of 12 Sunnybraes Terrace. Steelend has a large public park. There's a new children's playpark in Steelend. There are regular buses to Dunfermline, Oakley and Falkirk. Secondary schools are in Dunfermline and Dollar Academy is 7.5 miles away. Dunfermline has all amenities.

Directions

From Edinburgh take the A90 to Kelty and turn off at Junction 4. Head

westerly along the road signposted to Saline /Dollar B914. Cross over the A823 Crieff /Dunfermline road. As you come into Steelend take the first right into Midfield Terrace (where the bus turning circle is). Following the road as it turns to the left and then take the first right into Sunnybraes Terrace. Number 12 is in the second block on the right hand side and the entrance is up the drive at the north end of the building.

From the west cross the River Forth at the Clackmannanshire Bridge and at the Gartarry roundabout take the A907 east. In Oakley take the left hand turn into Saline. In Saline turn right and head out on the B914 to Steelend. Drive to the eastern edge of Steelend and turn left into Midfield Terrace and follow the directions as above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

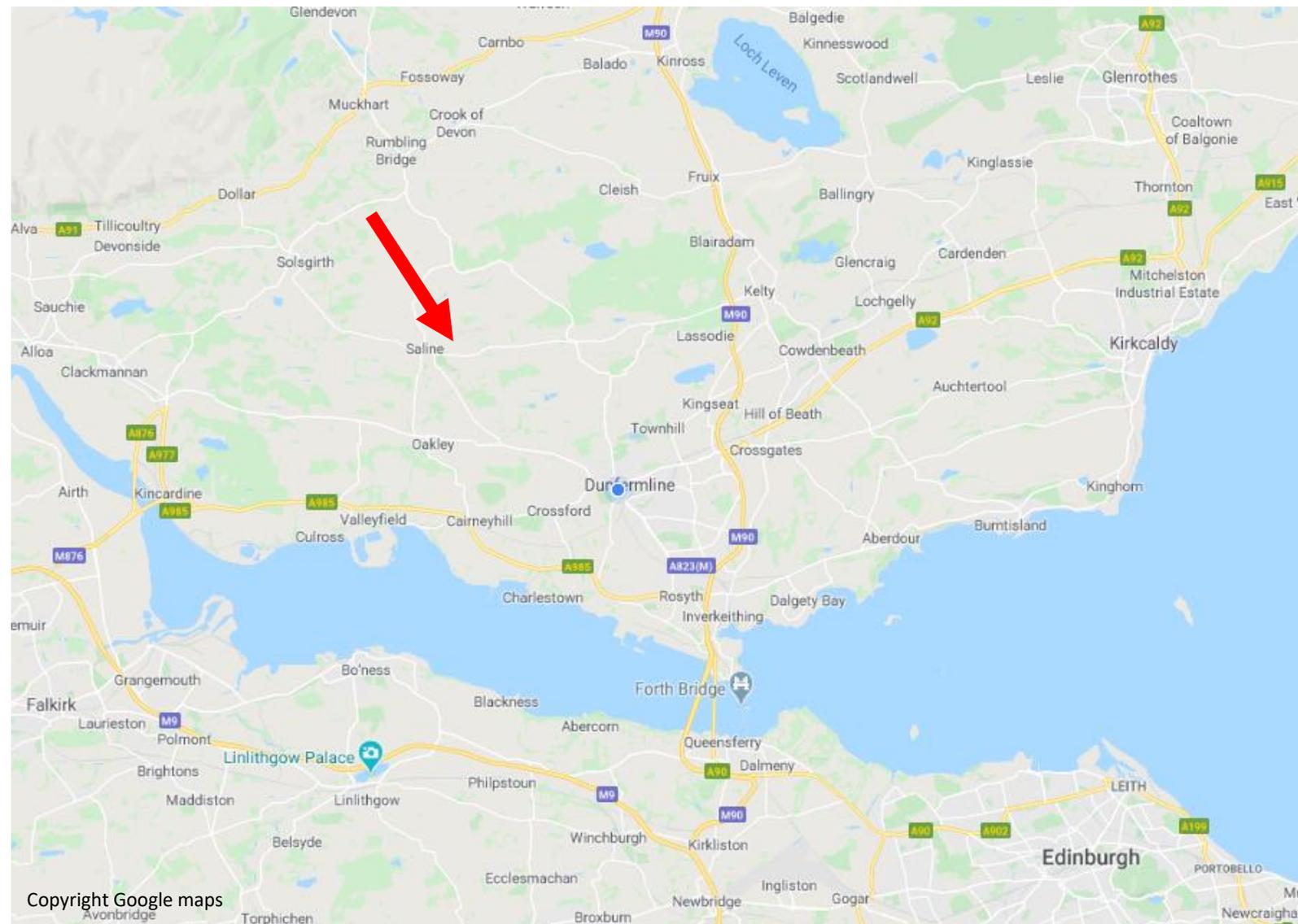
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures 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 misstatement 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.



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