



Morgans

PROPERTY

3 Kinneddar Park, Saline, KY12 9LE

Offers Over £125,000



2



1



1





Substantial 2 bed semi detached home



Two generous bedrooms upstairs



15ft lounge



Family bathroom with bath and shower



13ft kitchen



Good sized gardens



EPC Rating -



Council Tax Band -



Welcome

SOLD AS SEEN. This well-proportioned two-bedroom semi detached home offers 871 square feet of accommodation across two floors. The property requires complete cosmetic upgrading and would turn out to be a fabulous home for those looking for a country property yet within a short distance to all local West Fife amenities and Dunfermline. The lounge extends to almost 16 feet in length and offering excellent flexibility for both relaxing and entertaining. The kitchen is over 13 feet in length, fitted with units and ample space for freestanding appliances, with a useful storage cupboard close by. Upstairs, two generously sized bedrooms are served by a family bathroom fitted with both a bath and shower, with further storage cupboards on the landing adding valuable practicality throughout. Attic. The property enjoys a peaceful setting while remaining within easy reach of local amenities, making it an excellent choice for those seeking space and a quieter lifestyle.





EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

SOLD AS SEEN.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.





Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



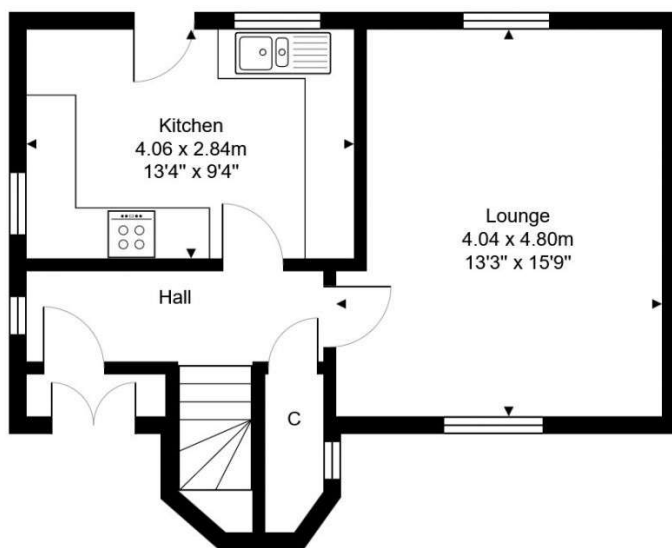
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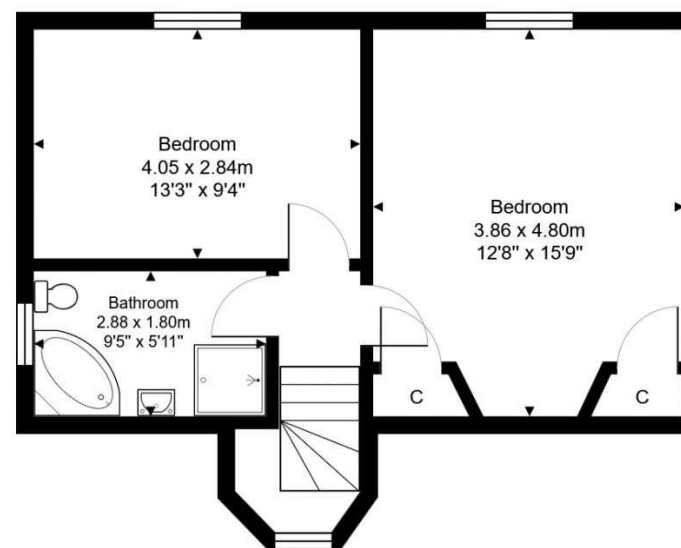
Total Area: 80.9 m² ... 871 ft²



All measurements are approximate and for display purposes only



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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ZOOPLA



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.