



**Morgans**

PROPERTY

23 Upper Kinneddar, Dunfermline, KY12 9TR

Offers Over £250,000











Rarely available detached three bedroom bungalow in the sought after village of Saline. The property is offered in move in condition and within walking distance to local amenities. The property comprises entrance hallway with storage, lounge, kitchen, conservatory, three bedrooms and shower room. Driveway leads to single garage and there are attractive gardens to the front and rear. The property further benefits from gas central heating and double glazing.







# LOCATION

The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs etc and recreational pursuits. Close to Dollar and Dollar Academy. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered Shopping Centre, secondary schooling, leisure services together with bus and railway stations. The Forth Road Bridge and Kincardine Bridge are both within easy reach making this area an ideal commuter base to most parts of central Scotland either by rail or road.

# EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, 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.

This property is being sold 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. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

















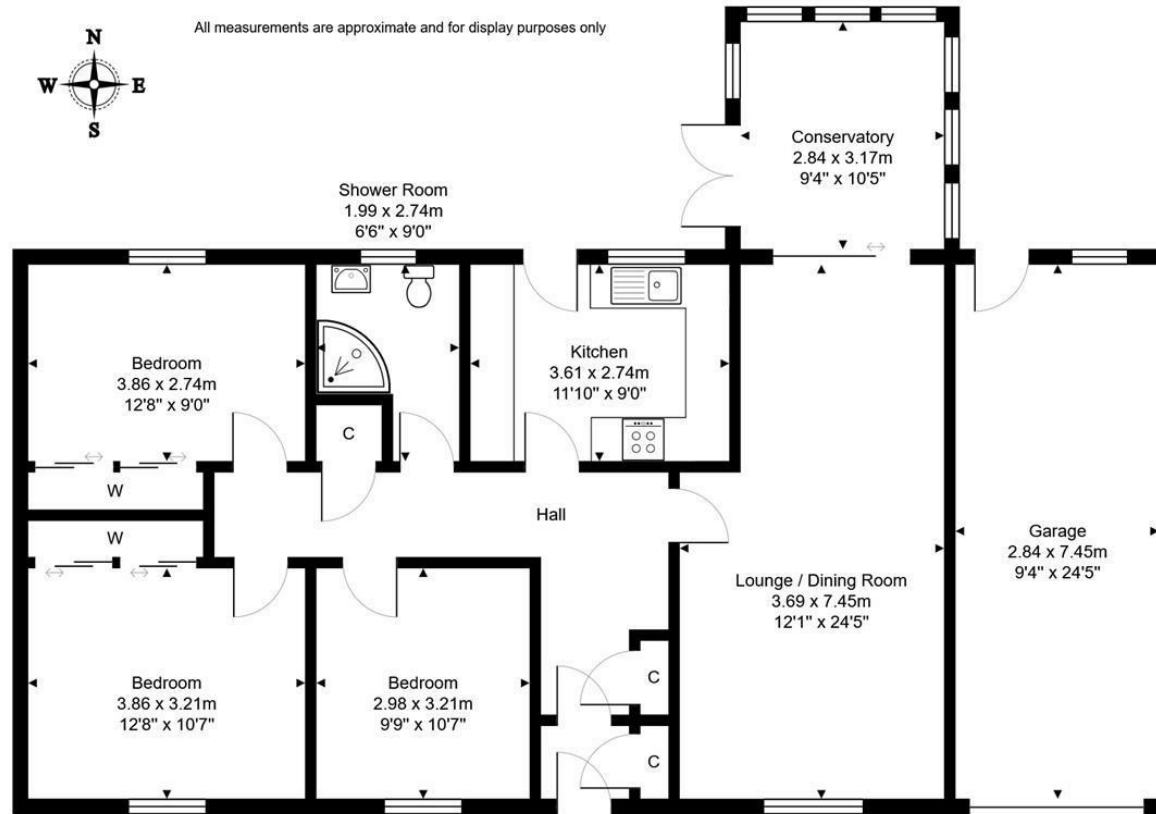
## 23 Upper Kinneddar, Saline, KY12 9TR

Total Area: 127.3 m<sup>2</sup> ... 1370 ft<sup>2</sup>

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All measurements are approximate and for display purposes only



Ground Floor

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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.