
ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



4 Westpark Gate, Saline, KY12 9US
Offers Over £350,000



A most impressive and superbly proportioned detached bungalow attractively set within a large, stunning garden in quiet cul-de-sac location. Open aspect to front to woodland area and neighbouring farmland. Entrance vestibule, Hall, WC, Attractive lounge (with feature pillars and fireplace), Dining room, Breakfasting kitchen, utility room, Master bedroom (en-suite shower room), 3 further double bedrooms, Family bathroom. Double glazing. Gas central heating. Neat decor. Oak finishings throughout. Quality fixtures and fittings. Double garage. Large driveway. Superb setting. Ideal family home. Well maintained. Idyllic location. Rarely available. Good storage accommodation. EPC - C. Council tax - G. Freehold.

LOCATION

Westpark Gate is an idyllic cul-de-sac forming part of this much sought after semi-rural village. Saline is surrounded by unspoilt countryside, only three miles north west of Dunfermline and 6 miles from Dollar (with bus service to Dollar Academy). There is an excellent primary school, regular bus services, shops and a Golf Course. For the commuter Glasgow Airport, Edinburgh Airport, M876, M90 Motorway, Kincardine Bridge and Forth Road Bridges can be easily reached.

PROPERTY - DETACHED BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Breakfasting kitchen
- 4 Double bedrooms (master en-suite)
- Family bathroom
- Double glazing
- Gas central heating
- Beautiful, large gardens
- Double garage
- Large driveway

ACCOMMODATION

Entrance Vestibule

With door to hall. Storage cupboard.

Hall

The hall is spacious and gives access to the WC, Bedroom 2, 3, 4 and the inner hall. Storage cupboard.

WC 1.20 m x 1.00 m / 3'11" x 3'3"

Fitted with a white suite. Mid.

Open plan inner hall

Open plan with the lounge. With door to master bedroom and kitchen.

Lounge 6.70 m x 5.40 m / 22'0" x 17'9"

This is a superbly proportioned public room, a perfect entertaining space that features a beautiful fireplace and pillars which separates the lounge from the dining room and inner hall. Front.

Dining Room 4.50 m x 3.30 m / 14'9" x 10'10"

A lovely public room with patio doors leading to the garden. Door to kitchen. Side and rear.

Breakfasting Kitchen 4.10 m x 3.40 m / 13'5" x 11'2"

This is a well proportioned kitchen. Door to utility room. Door to dining room. Rear.

Master Bedroom 4.60 m x 3.40 m / 15'1" x 11'2"

A lovely sized double bedroom, which enjoys the benefit of a double built in wardrobe. Door to en-suite. Rear.

En-suite shower room 2.40 m x 1.50 m / 7'10" x 4'11"

Fitted with a white suite and has extensive tiling. Rear.

Bedroom 2 3.70 m x 3.30 m / 12'2" x 10'10"

The second bedroom is also of good proportions and has a double built in wardrobe. Rear.

Bedroom 3 3.30 m x 3.30 m / 10'10" x 10'10"

This is also a double bedroom. Rear.

Bedroom 4 3.30 m x 3.10 m / 10'10" x 10'2"

The fourth bedroom is also a double. Front.

Bathroom 2.20 m x 2.20 m / 7'3" x 7'3"

Fitted with a white suite and has extensive tiling. Side.

Gardens

The beautifully maintained and generously proportioned garden features well-manicured lawns, a large patio area, pleasant outlooks and maximum privacy. The large rear garden is fully enclosed by fencing offering an ideal pet and child environment. There is also a further area of garden ground to the front of the property beyond the access road, which looks onto a woodland area and neighbouring farmland.

GARAGE/DRIVEWAY

There is a large detached double garage accessed via a large monobock driveway offering parking for many cars.

HEATING

Gas central heating.

GLAZING

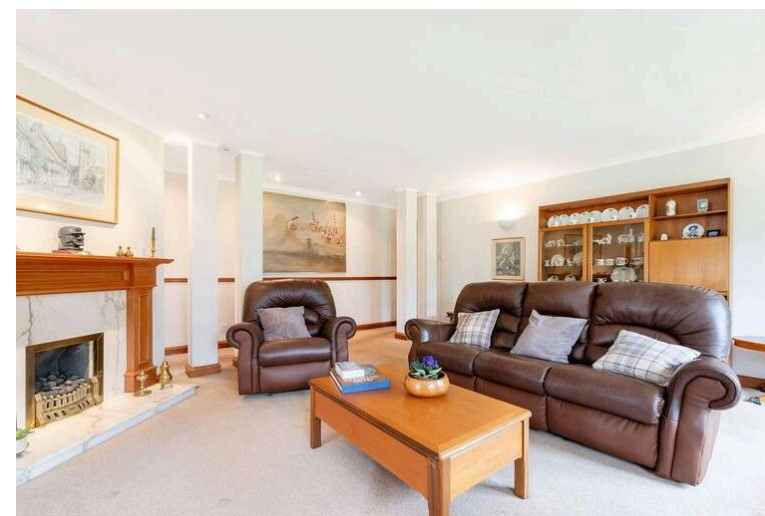
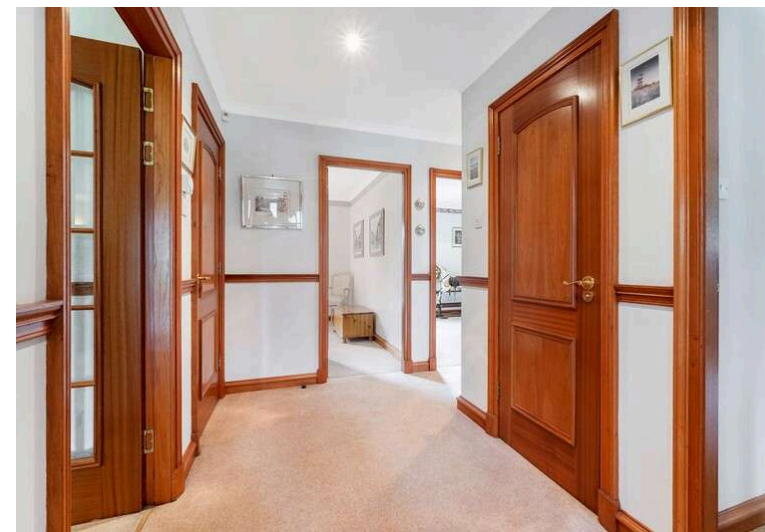
Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

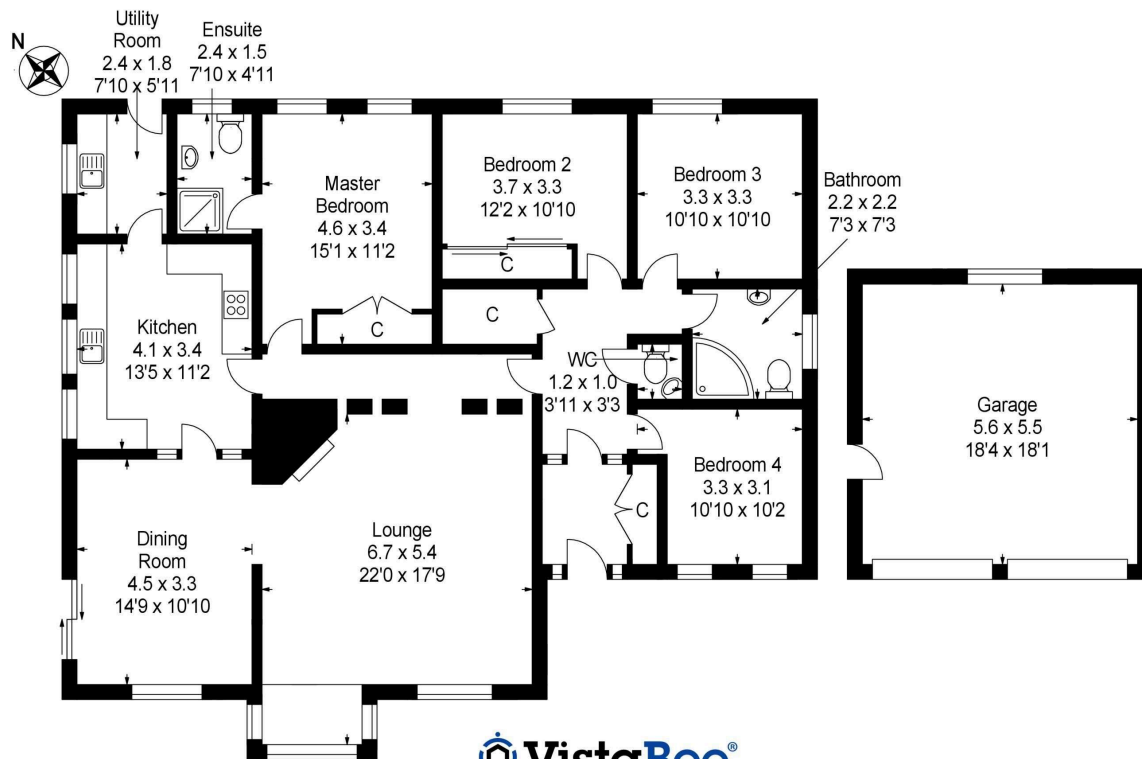
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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