

ROSS & CONNELL

Solicitors, Estate Agents & Business Valuators



18 Loch Road, Saline, KY12 9UL
Offers Over £340,000



Most impressive traditional stone built detached villa enjoying a superb, hideaway setting with pleasant outlooks over countryside, within this much sought after village location. Entrance vestibule, Hall, Lounge, Dining room, Sitting room, Kitchen, Rear porch. Utility room, Workshop, 4 Bedrooms, Bathroom, Shower room. Double glazing. Gas central heating. Lovely landscaped gardens. Double garage with large driveway offering parking for several cars/motorhome. Full of charm and character. Many period features including high ceilings, decorative cornice, deep skirting, several feature fireplaces, picture rails and original panelled doors throughout. Very flexible accommodation. Internal viewing is a must! Stunning outdoor sauna and wood fired hot tub is available by separate negotiation. Unique family home. EPC - D. Council tax - F. Freehold.

LOCATION

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, M.90 Motorway, Kincardine Bridge and Forth Road Bridge can be easily reached.

PROPERTY - DETACHED VILLA

- Entrance vestibule
- Hall
- Lounge (Bay window & fireplace)
- Sitting
- Dining room
- Kitchen with wood burning stove
- 4 Bedrooms
- Bathroom
- Shower room
- Double glazing
- Garage and large driveway
- Beautiful landscaped gardens

ACCOMMODATION

Entrance Vestibule

With original mosaic floor. Door to hall.

Hall

This is a beautiful reception hall which features many original features. Panelled doors to lounge, sitting room, Dining room, Kitchen, Bathroom.

Lounge 5.70 m x 4.00 m / 18'8" x 13'1"

This is a beautiful and well proportioned room which has a wealth of period features. Bay window. Front

Sittingroom 4.70 m x 4.10 m / 15'5" x 13'5"

Another well proportioned public room also featuring period features. Front.

Dining Room 4.20 m x 3.50 m / 13'9" x 11'6"

The dining room offers a very functional area which gives direct access to the kitchen. Most attractive wood burning stove which also serves the kitchen area. Solid oak staircase leading to the upper level. Rear.

Breakfasting Kitchen 3.70 m x 3.50 m / 12'2" x 11'6"

Fitted with modern floor and wall units and many other design features. Attractive Wood burning stove. Front

Bathroom 2.0 m x 1.8 m / 6'7" x 5'1"

Fitted suite. Rear.

Rear Porch

With door to front and rear garden. Door to utility room and workshop.

Utility Room 3.60 m x 1.70 m / 11'10" x 5'7"

A very handy area. Rear.

Workshop

Similar in size as the utility room it is a very handy area. Rear.

Bedroom 1 4.00 m x 3.50 m / 13'1" x 11'6"

This is a well proportioned double bedroom. Side

Landing

With doors to 3 bedrooms and bathroom. Store cupboard.

Bedroom 2 4.80 m x 4.10 m / 15'9" x 13'5"

A superbly proportioned double bedroom. Side.

Bedroom 3 4.60 m x 2.30 m / 15'1" x 7'7"

The third bedroom is also of good proportions. Side.

Bedroom 4 3.0 m x 1.9 m / 9'10" x 6'3"

Rear.

Store 2.40 m x 1.90 m / 7'10" x 6'3"

A very handy storage/Dressing/Walk in wardrobe.

Gardens

This property boasts beautifully landscaped areas of garden ground to the front, side and rear and have many areas of interest. This very secluded, private garden is fully enclosed and offers a very pet and child safe environment.

Sauna Cabin (available)

There is a stunning, bespoke sauna cabin which has a large veranda area housing a swedish style, wood fired hot tub. This is available by separate negotiation.

GARAGE/DRIVEWAY

There is a garage accessed via well proportioned driveway offering parking for several cars and a motorhome.

HEATING

Gas central heating

GLAZING

The property has double glazing

EXTRAS

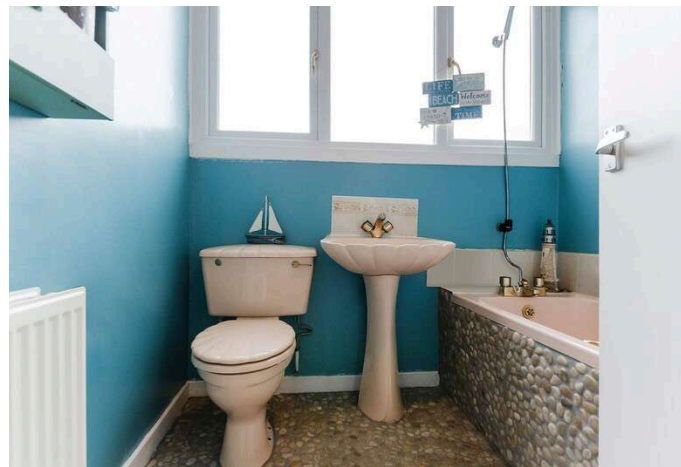
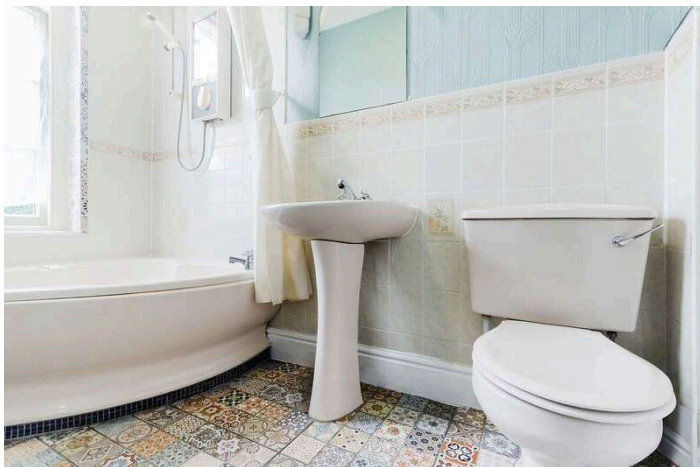
All the fitted carpets are included in the sale price.

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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www.rossconnel.co.uk

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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