



# Morgans

PROPERTY

Rosebank Cottage, West Road, Saline, KY12 9UN

Offers Over £329,950







We are delighted to bring to the market this charming extended Georgian home circa 1820, which has been extended to form a truly stunning dwelling in the ever popular West Fife village of Saline. The property is a credit to the present owners being offered in move in condition with stylish and contemporary fixtures and fittings throughout. The subjects have been finished to a high standard and are beautifully presented. The grounds provide an idyllic haven, to the rear it is mainly laid to lawn with feature raised decking and seating areas. They are fully enclosed providing a child and pet safe environment, a great home for entertaining. The gardens are not overlooked and the views are stunning towards the Ochil Hills and farmland. The driveway to front is chipped giving access for several vehicles. The accommodation briefly comprises entrance vestibule, reception hall, lounge with multi-fuel stove, double bedroom, dining kitchen with range cooker and french doors leading to gardens. There is a separate fully equipped utility room and stylish family bathroom with roll top bath. On the upper level there are three further double bedrooms with master en-suite shower room. The property is double glazed with gas central heating.





## LOCATION

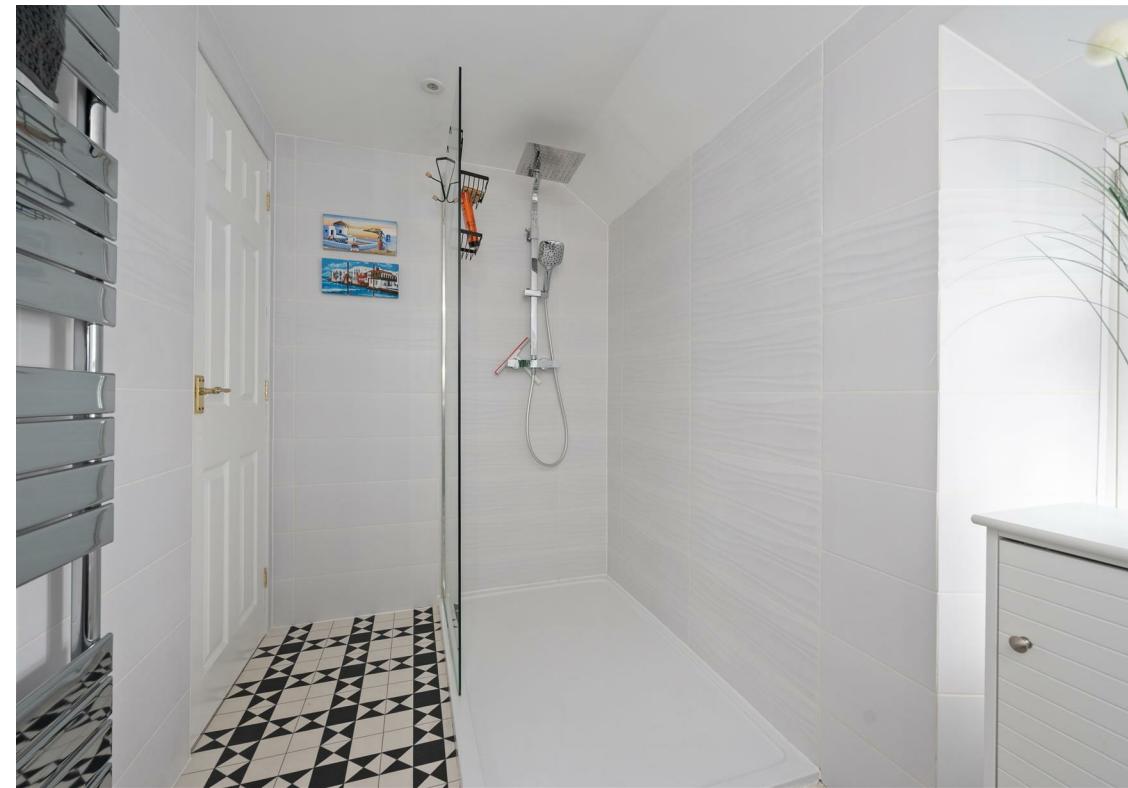
The property is located in the popular semi rural village of Saline with a long history, lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs 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

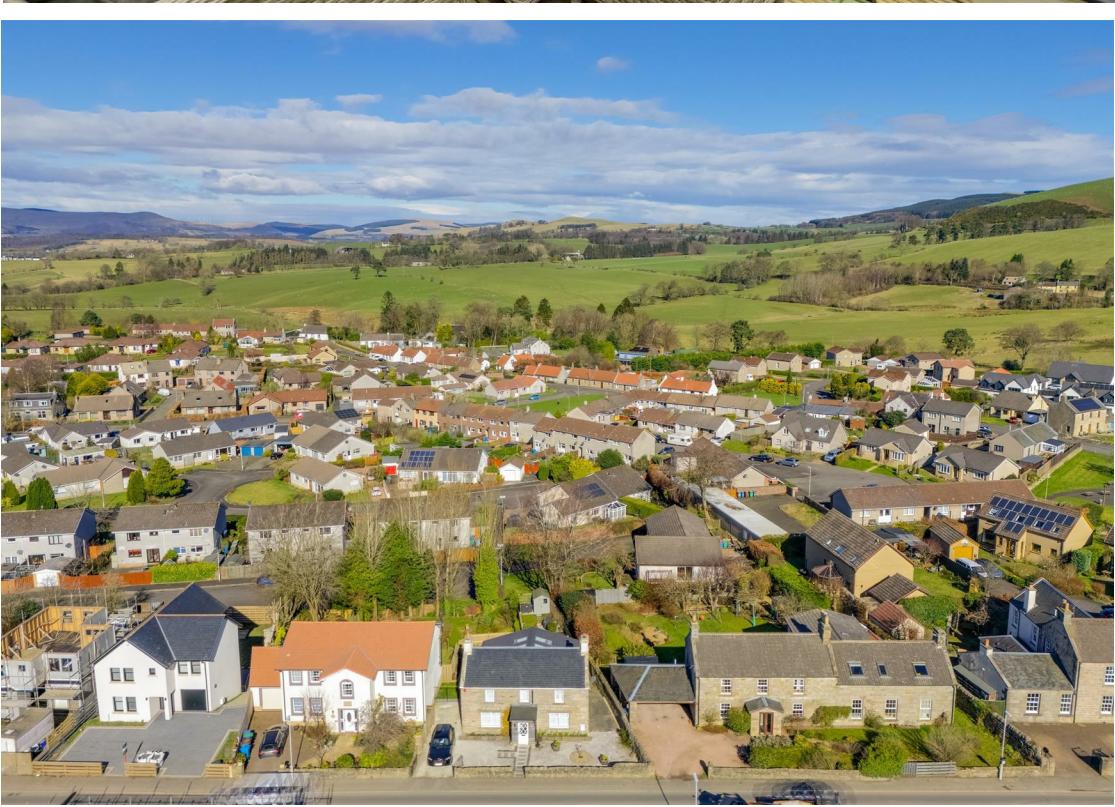
All floor coverings, blinds, bathroom and light fittings together with integrated appliances and garden shed. Please note the Awning is not included in the sale.

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.









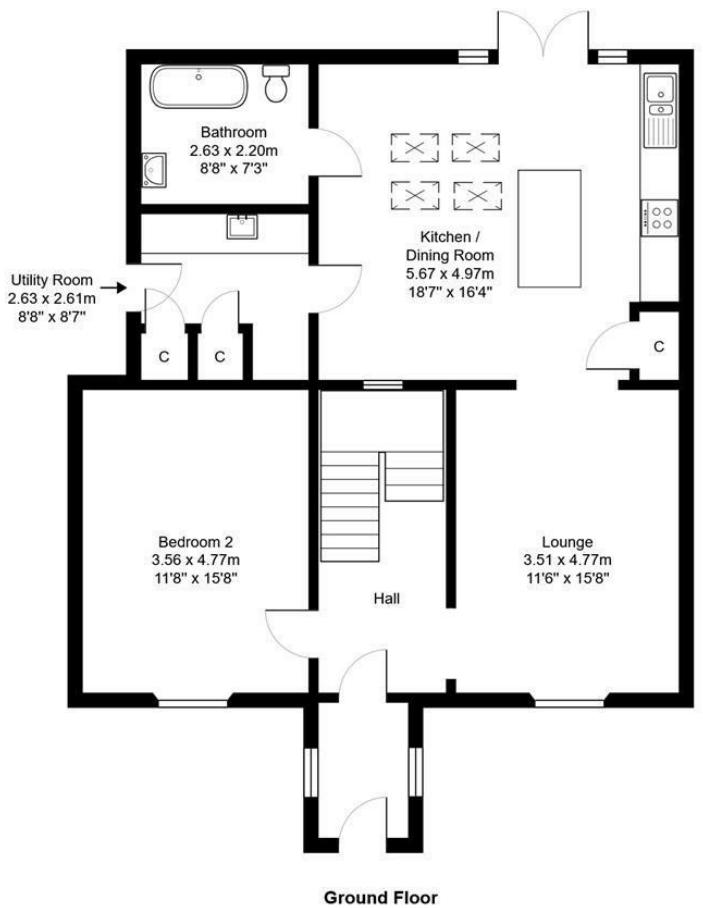
## Rosebank Cottage, West Road, Saline



Total Area: 137.7 m<sup>2</sup> ... 1482 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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PROTECTED

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.