



Morgans

PROPERTY

12 Argyll Place, Saline, KY12 9UW

Offers Over £210,000







We are delighted to bring to the market this charming semi detached bungalow situated in quiet cul-de-sac within the ever popular West Fife village of Saline. The property has been fully modernised and offers excellent accommodation on the level with good sized gardens and driveway for several vehicles leading to double garage. The grounds are fully enclosed providing a child and pet safe environment. The accommodation is well presented and briefly comprises entrance hall, utility room, open plan lounge with picture window and stylish fitted kitchen, three bedrooms and four piece bathroom. Access to attic. The gardens are mainly laid to lawn with patio area, an idyllic haven. The subjects are 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.

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.







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Total area: approx. 112.4 sq. metres (1209.5 sq. feet)

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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.