



**Morgans**

PROPERTY

25 Bridge Street, Saline, KY12 9TS

Offers Over £360,000







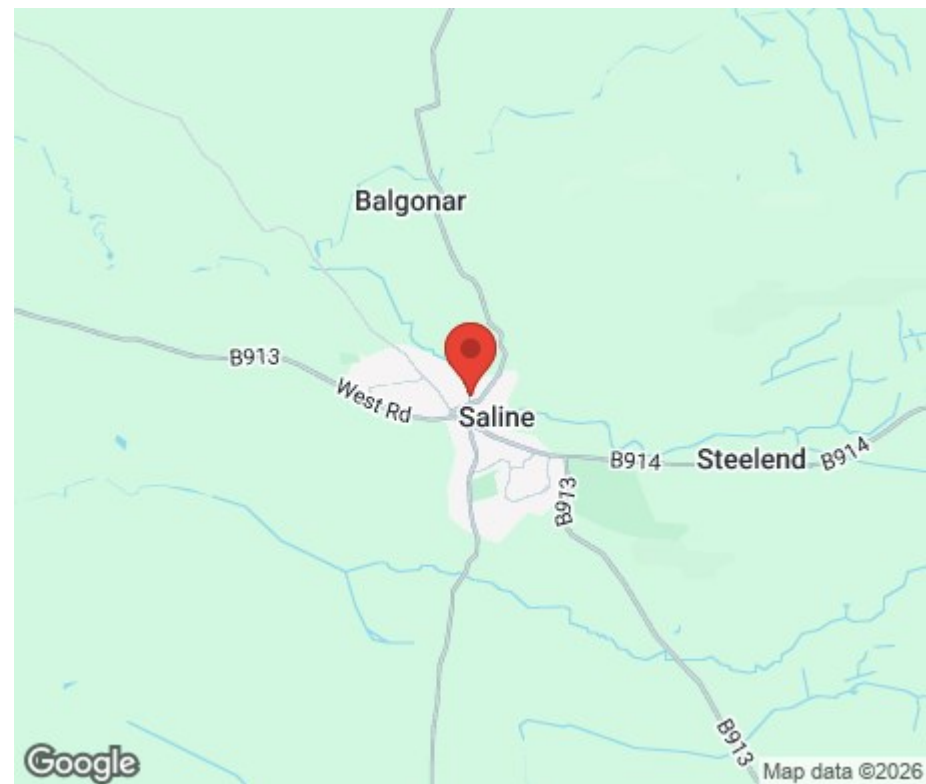




Excellent development opportunity. The property has Planning Permission in principle for the erection of three dwellings and associated works (with demolition of the existing house and outbuildings). Ref 25/01366/PPP . The existing house is a charming 1890's Victorian cottage, namely "Drumfrosk" which has been extended in areas over the years and enjoys a marvelous semi rural position in the popular West Fife village of Saline. This home occupies an idyllic 1/2 acre (approx) site with uninterrupted views over farmland and countryside. A truly beautiful location for any buyer or developer looking for semi-rural living yet a short walk to the local shop. The cottage itself briefly comprises entrance hall, storage, lounge or third bedroom, dining room, sun room, conservatory, kitchen and utility area, two double bedrooms with master en-suite and shower room. The property is partially glazed with gas central heating and wood burner in lounge. The garden and grounds are extensive, mature and well stocked. There is a large outbuilding/farm shed and various sheds off. The driveway gives access for many vehicles.







### 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.

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.





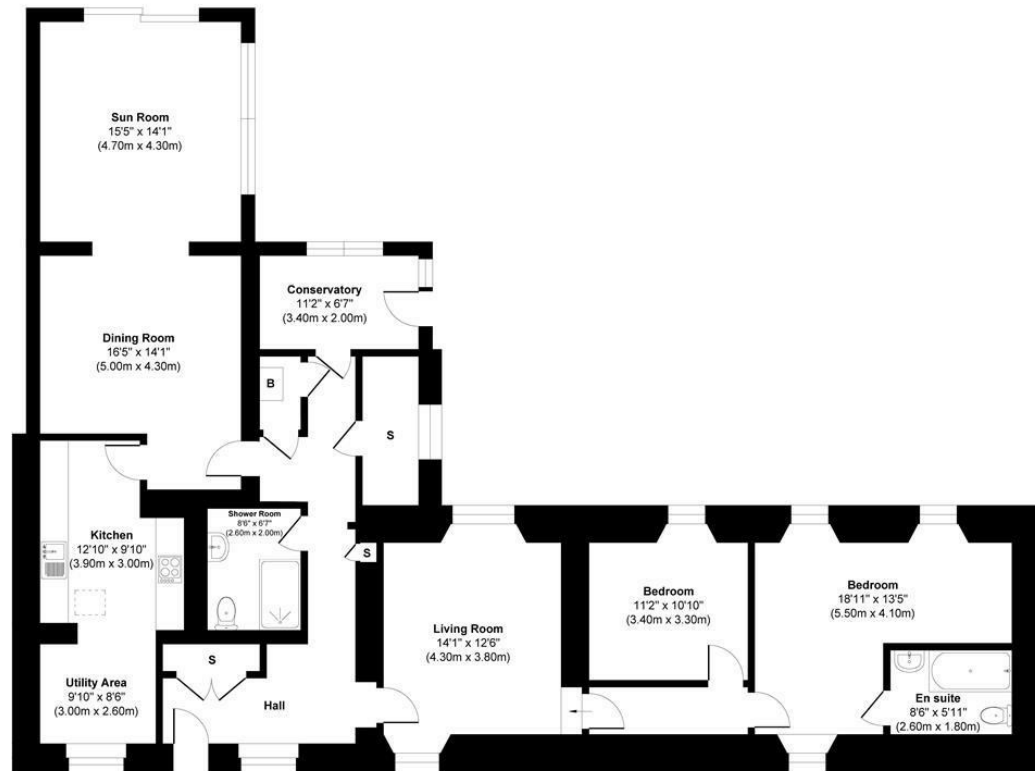












Approximate Floor Area  
1725 sq. ft  
(160.27 sq. m)



#### Approx. Gross Internal Floor Area 1725 sq. ft / 160.27 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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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.