



Morgans

PROPERTY

14 Wallace Crescent, Saline, KY12 9TN

Offers Over £285,000











Nicely positioned within this exclusive modern estate is this executive three bedroom detached bungalow built in 2019 and offered in move in condition with lovely open outlook over woodlands. The property is beautifully presented with quality fixtures and fittings throughout. The subjects briefly comprises entrance hall, rear lounge with patio doors to well maintained gardens which are fully enclosed providing a child and pet safe environment. Large patio area, making this an ideal home for entertaining. Modern and fully equipped dining kitchen with separate utility room. There are three double bedrooms with master en-suite and family bathroom. Access to attic. The monobloc driveway gives access for two vehicles with ample visitors parking. 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, 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.





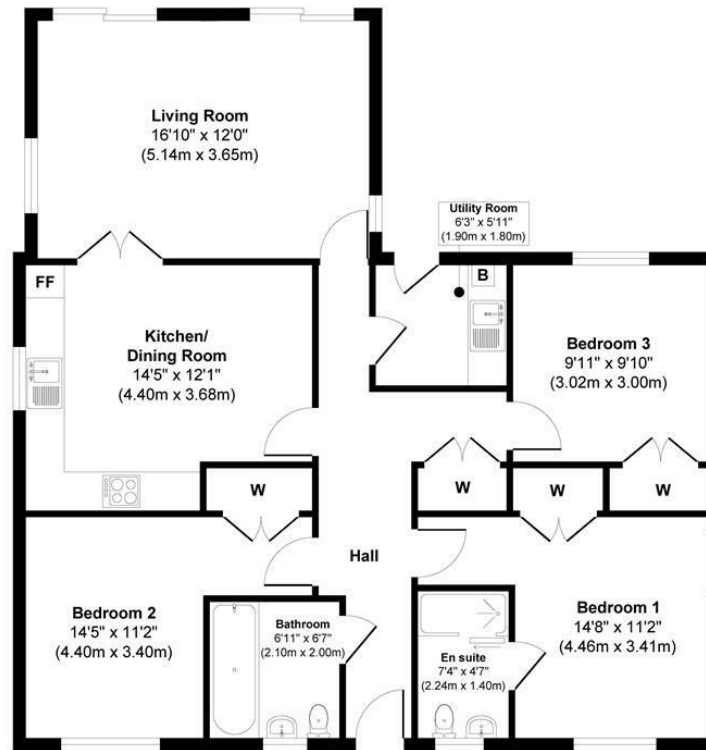












Approximate Floor Area  
1025 sq. ft  
(95.22 sq. m)



**Approx. Gross Internal Floor Area 1025 sq. ft / 95.22 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



**SOLICITORS | PROPERTY**

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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.