

ANNFIELD COTTAGE

13 LOCH ROAD, SALINE, KY12 9UL



Annfield Cottage – South Elevation

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Dunfermline 6m Dollar 6m Kinross 14m Stirling 17m Kirkaldy 23m Perth - 28m Edinburgh 25m



Sitting Room



Kitchen

ANNFIELD COTTAGE – Attractive 2 bed cottage that has just been renovated. The cottage has excellent potential to be extended either into the attic with dormer windows or out to the front with a large lounge and the lounge could be converted into a third bedroom, all subject to the necessary planning permissions and building warrants. The annexed plans show the current house layout and a possible house layout based on an extension into the attic with dormer windows.

OFFERS OVER - £110,000

SITUATION

The attractive village of Saline is set within the rolling countryside of west Fife. It is characterised by traditional cottages and a number of listed buildings. Saline is serviced by the Primary School, Post Office, a general store, community centre, Parish Church, the 9 Hole Saline Golf course with a pub at the Golf Clubhouse. Nearby Dunfermline and Alloa offer a more extensive range of retail, leisure and schooling facilities and there is a regular bus service from to Dunfermline to Saline.

Saline Primary School comes highly regarded and there are four high Schools in Dunfermline. Private schooling is available at the nearby Dollar Academy (a daily bus runs through the village to Dollar Academy). The surrounding countryside offers a range of recreational and leisure opportunities including the 9 hole Saline Golf Course, with further courses found at Dunfermline, Muckhart, Kinross and the world renowned Gleneagles Hotel and Championship courses are only 15 miles to the North. There are several local livery stables and bridle paths for those with equestrian interests.

Saline is approximately 7 miles west of the M90 motorway, (Junction 4) at Kelty which provides excellent access to Perth, Dundee, and Edinburgh. Kincardine Bridge lies 10 miles to the south east and offers great commuting links to the west of Scotland including Glasgow, Stirling and Falkirk. Trains also run regularly from Dunfermline and Kincardine.

ACCOMODATION, GARDEN AND ACCESS

The accommodation is shown on the annexed plans along with the garden land which excludes the small garden shed. An access road and parking spaces are to be built at a shared cost with the house builder but there will be space to drive a car to a potential garage in the rear garden, subject to planning.

The adjacent building plot on the extended garden lands is under offer with the purchaser only wishing to build one. The sellers will erect a new garden fence to the east and west sides of the cottage garden lands.

SERVICES

The Cottage is serviced with mains water, sewage, electric and gas.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, , Dunfermline, Fife KY12 7PD, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property misdescription.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

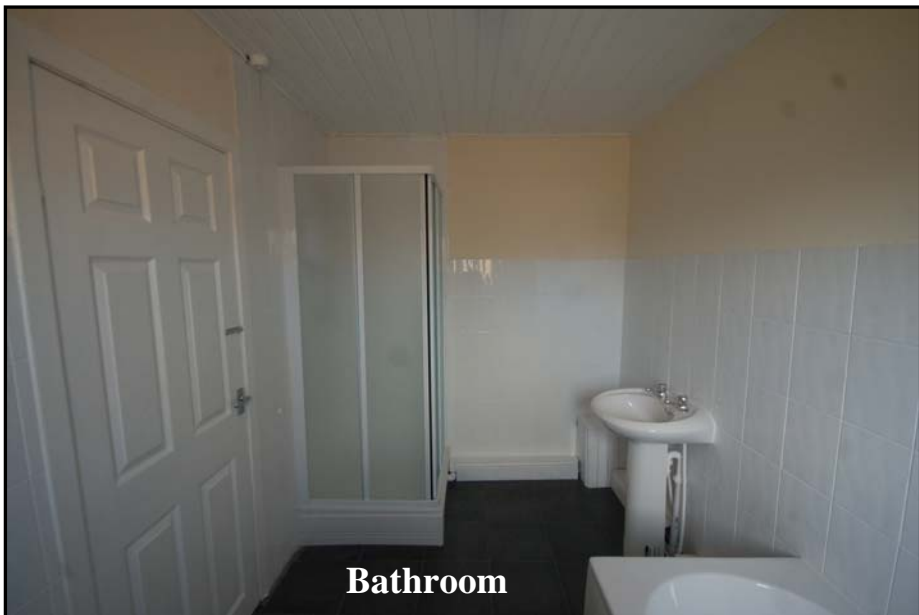
Property details prepared May 2011.



Garden



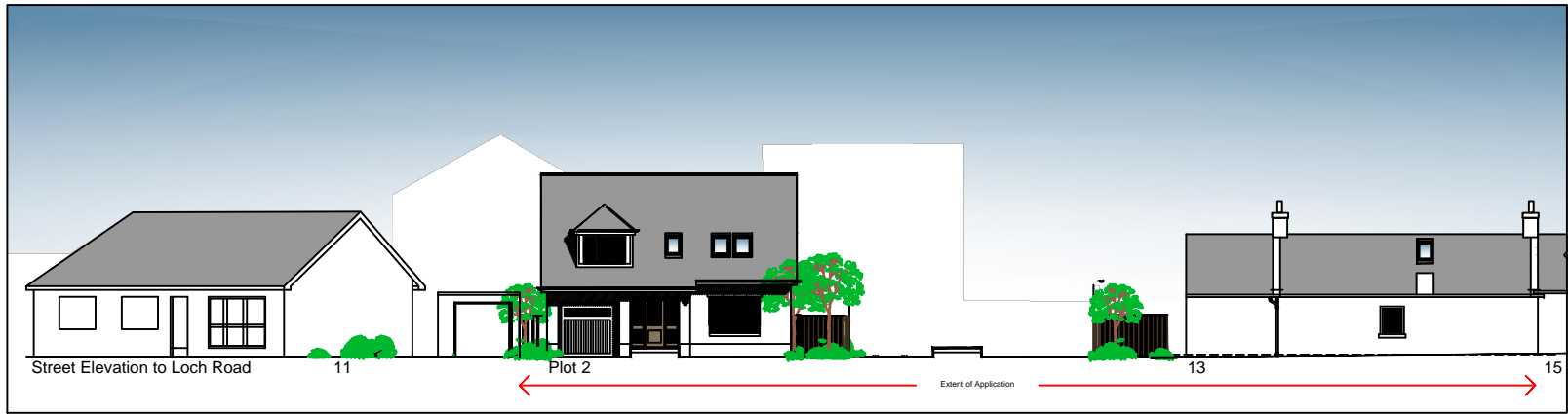
North Elevation



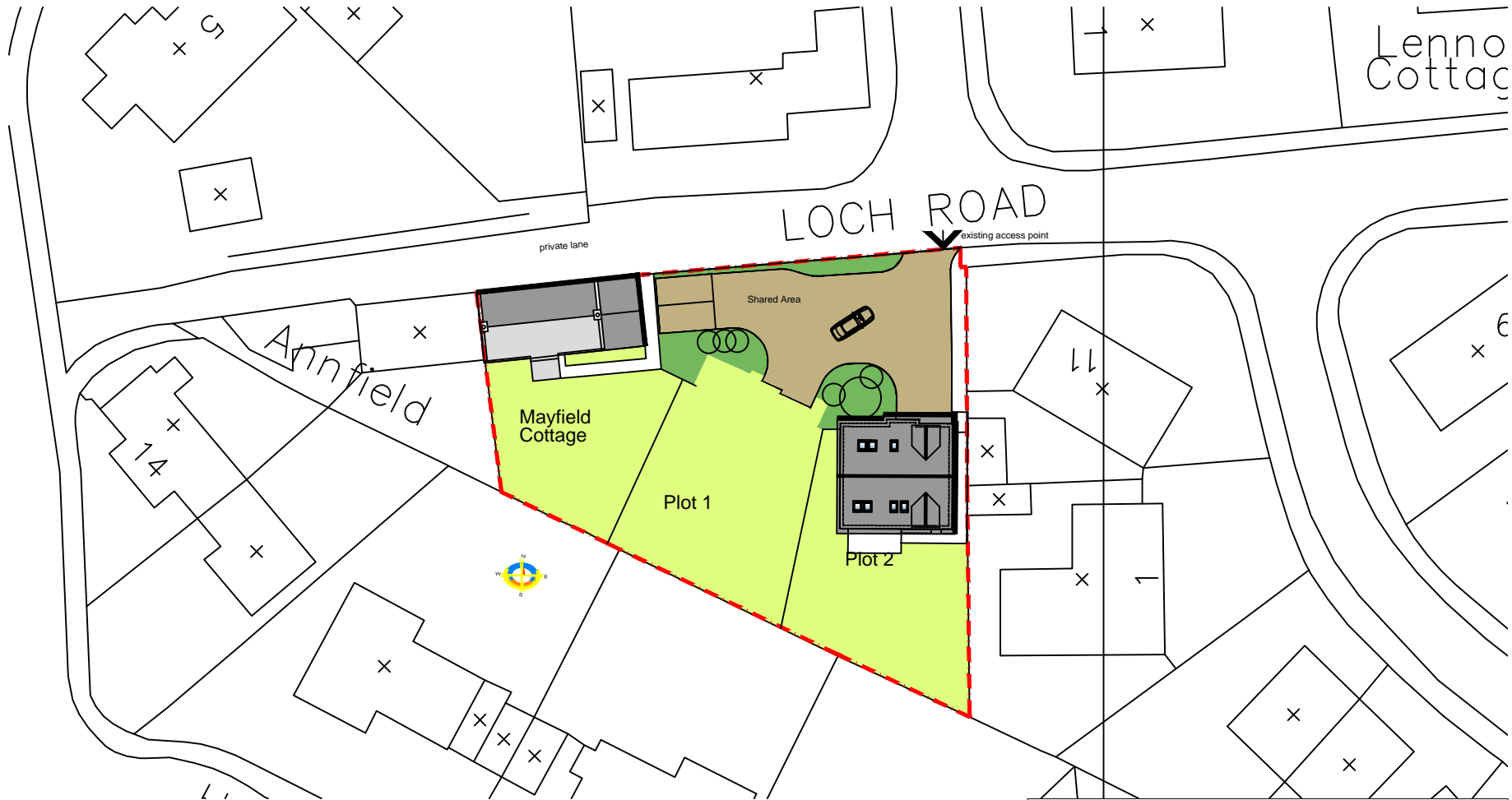
Bathroom



Bedroom 1



- Rear Garden
- Front Garden
- Site Boundary



REVISIONS			
REV	DESCRIPTION	DATE	BY
1	add 1st floor	11/10/10	SA
2	add 2nd floor	11/10/10	SA



JOB TITLE
Proposed Development at
Annfield Cottage, 13 Loch Road, Saline

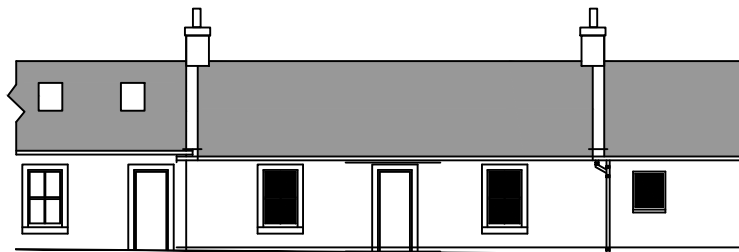
DRAWING TITLE
SITE LAYOUT
Street Elevation

SCALE		SHEET SIZE		DATE	
DRAWN BY: SA		PRELIMINARY		FINAL	
CHECKED BY: CENTRAL MASTERED		DEVELOPMENT MASTERED			
SITE	McCrae	VER	MOD	DRG No.	REV
SA				P01	B

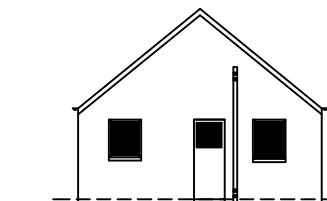
SITE LAYOUT

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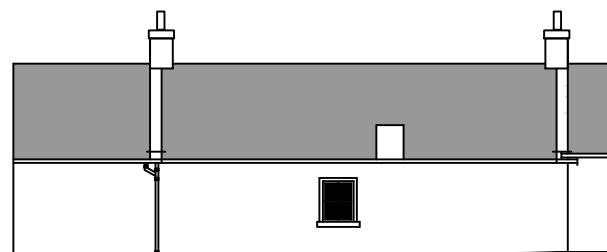
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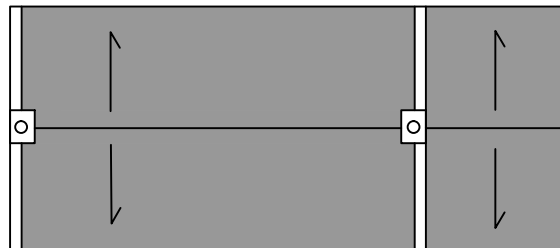
South Elevation
Existing



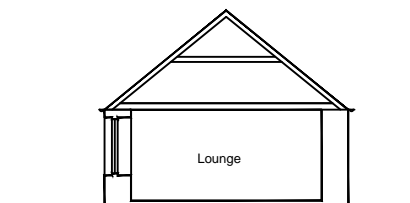
East Elevation
Existing



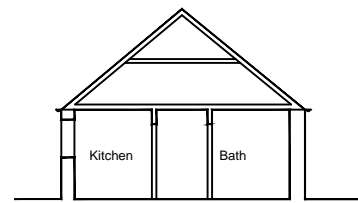
North Elevation to Loch Road
Existing



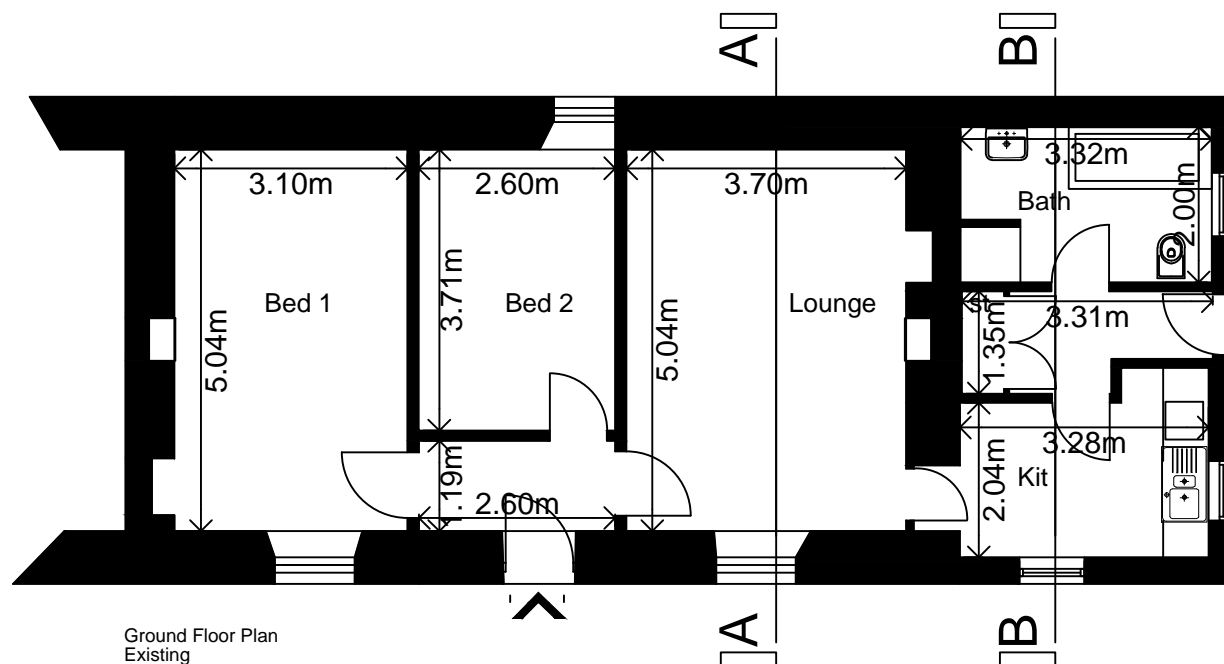
Roof Plan
Existing



SECTION A-A



SECTION B-B



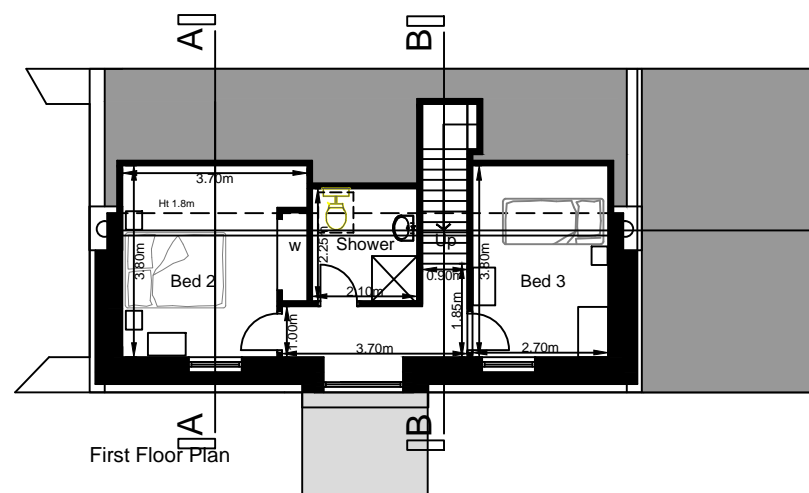
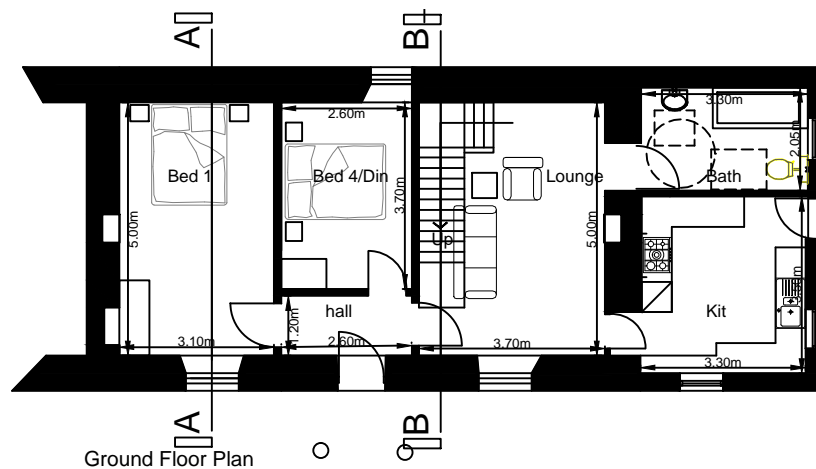
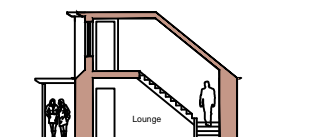
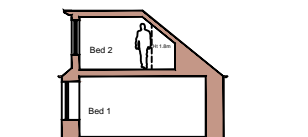
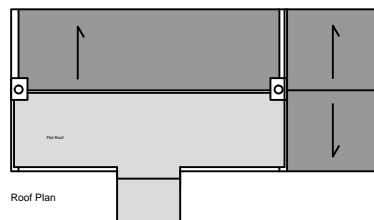
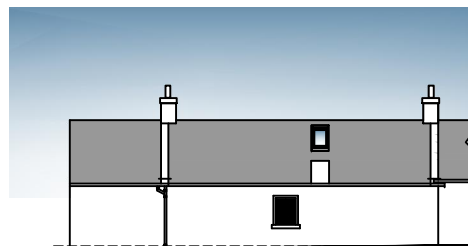
REVISIONS		
REV	DESCRIPTION	DATE



JOB TITLE
ANNFIELD COTTAGE, LOCH ROAD, SALINE

DRAWING TITLE

SCALE:		SHEET SIZE:		DATE: OCT10	
DRAWN BY: ID		PRELIMINARY		FINAL	
CHECKED BY:		CENTRAL MASTERED		DEVELOPMENT MASTERED	
SITE:		MODIFIER:		REV. PLOT	
SA		P04			

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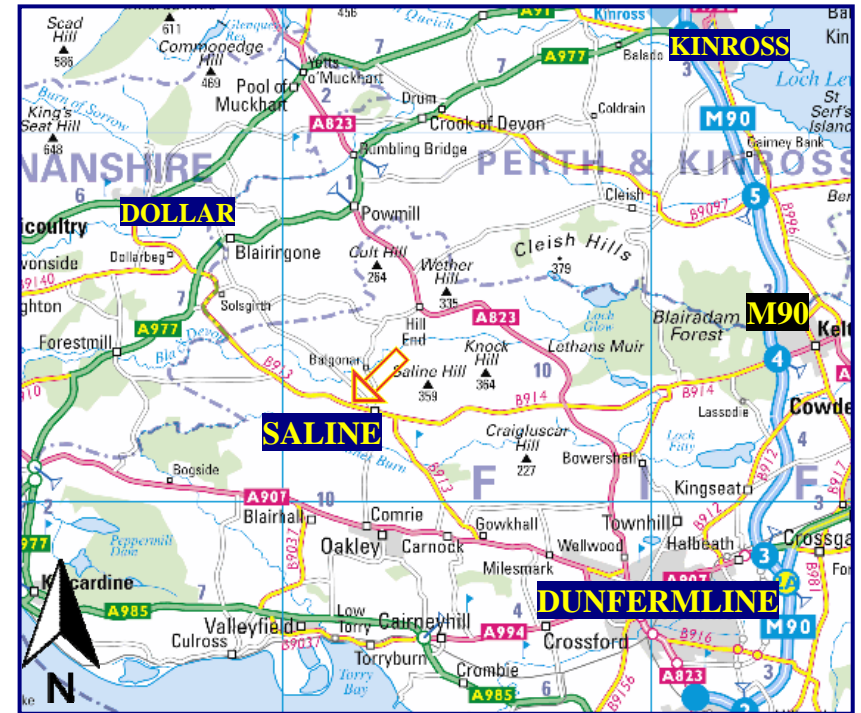
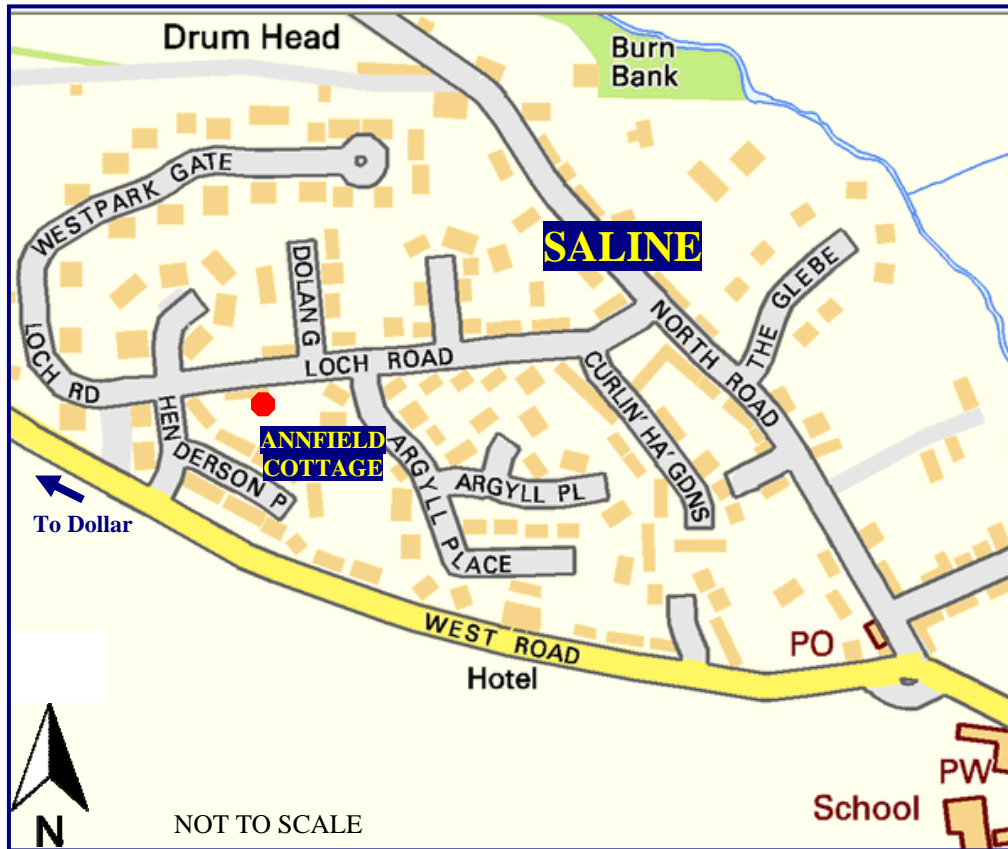
Ian Dickie -- ARCHITECT
37, Rattray Drive, Edinburgh, EH10 5TH
0131 447 4047 Mob 07733 585775

JOB TITLE
Proposed Development at
Mayfield, 13 Loch Road, Saline

DRAWING TITLE
Proposed Cottage Alterations
Plans/Sections /Elevations

SCALE:		SHEET SIZE:		DATE: SEPT 10	
DRAIN BY: ID			PRELIMINARY		FINAL
CHECKED BY:					
CENTRAL MASTERS			DEVELOPMENT MASTERS		
SITE SA	McCOCKER	VER	MOD	DRS No.	REV P
				P03	

GEOGRAPHICAL LOCATION PLAN



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DIRECTIONS

From Dunfermline, Carnegie Drive continue west onto Glen Bridge/A907 and take the 3rd left onto William Street/A907. Turn left onto Rumblingwell/A907 and continue for approximately 2 miles to turn right at B913 signed Saline. Continue on B913 for approximately 2.6 miles and turn left onto Saline Main Street/B913 towards Dollar. Continue left on West Road/B913 and take the 2nd right onto Henderson Place. This is just past the traffic calming installation. Take the second right on Henderson Place onto Loch Road where 13 Annfield Cottage is the second semi-detached cottage on the right.

From Junction 4 of the M90 head westwards on the B914 and onto Saline. Continue past the shop and church onto the B913 towards Dollar and take second right onto Henderson Place. Follow directions as above.