



**HAWTHORN COTTAGE, 15 MAIN STREET, SALINE, FIFE  
KY12 9TL**

**Spacious detached bungalow with lovely garden in the  
popular village of Saline**

Dunfermline	6m	Dollar	6m
M90/J4 Kelty	7m	Edinburgh	25m
Dunning	12m	Stirling	20m
Perth	29m	Glasgow	37m



**Front elevation and garden**



**Western elevation looking over to the Ochils**

## **HAWTHORN COTTAGE, 15 MAIN STREET, SALINE, FIFE KY12 9TL**

Detached, spacious and well proportioned three bedroom, two public room bungalow in Saline with an attractive and manageable garden and lovely views to the Ochils. Garage and off street parking. Scope to add an ensuite to the master bedroom. Situated very close to Dollar with excellent commuting links for Dunfermline and Central Scotland.

**OFFERS OVER £205,000**

**HOME REPORT £220,000**

## SITUATION

This characterful detached bungalow is set in the heart of Saline close to all local amenities. The views to the north are over the Ochil Hills. 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.



Back garden



Eastern elevations from shared private road to rear



**Kitchen**



**Lounge**

**ACCOMODATION (APPROX 110 SQ. M.)**

**EPC RATING: F**

Internally this well-proportioned traditional cottage has undergone substantial internal modernisation. The original cottage was extended in 1995 with a full reharling of the external walls carried out 4 years ago. The accommodation comprises: Entrance Hallway, Lounge with living flame gas fire, Large Kitchen/Dinnette with patio doors to back garden, Utility Room, Family Bathroom, Master bedroom and two further double bedrooms. The property benefits from a garage accessed directly from the utility room, off street garden and attractive easily maintained gardens to front, rear and sides.

The accommodation extends to approximately 110 square metres internally and comprises the following:

**Entrance Hallway (6.5m x 1.2m) + (2.05m x 1.45m) + (4.0 x 0.95m)** Attractive hallway with lots of natural light.

**Lounge (6.3m x 5.1m)** Lovely large room with windows to west and open plan doorway to kitchen. Carpeted flooring. Attractive living flame gas fireplace. A light and spacious room ideal for entertaining.

**Kitchen (4.3m x 4.3m)** Thoughtfully designed for family living with quality fixtures and fittings. Double patio doors to rear patio and garden. Sink and drying area. Gas hob and integrated kitchen appliances including electric fan oven and dishwasher. Extensive worktops and cupboard space. Boiler cupboard housing Vaillant combi boiler.

**Utility Room (3.5m x 3.1m)** Plumbed for washing machine and tumble dryer. Ample storage space and space for American style fridge/freezer. Doors to garage, driveway and, rear garden and kitchen.

**Garage (5.4 x 2.9m)** Concrete floor. 4x double power points and work bench. Water tap internally and externally. Doors to driveway and rear garden. Infra red motion detector connected to house alarm system.

**Bathroom (3.0m x 2.2m)** WC and wash hand basin. Bath. Walk in electric Triton shower. Frosted glass window to west. Laminate flooring with original floor boards beneath.

**Master bedroom (4.7m x 3.9m)** Large purpose built cupboards with dressing area (3.9m x 0.65m). Windows to garden to west. Scope to create ensuite bathroom within room.



**Entrance Hall**



**Bathroom**



**Master Bedroom**



**Utility room**

## ACCOMODATION CONTINUED

**Bedroom 2 (3.5m x 3.2m)** Windows to east. Access to rear loft for storage.

**Bedroom 3 (4.3m x 2.8m)** Windows to west. Inbuilt doored cupboards with computer desk.

## GARDENS

The property benefits from garden lands to all four sides. The gardens to the southern elevation form a natural embankment whilst the garden to the front of the house has attractive flower beds with various shrubbery and three small Hawthorn trees. The rear garden incorporates a paved patio area and two ponds with Koi carp. The garden is well stocked with a large variety of attractive plants as well as mains powered lighting.

## SERVICES/COUNCIL TAX

The house is served with mains water, electricity and gas. It has gas central heating. Council Tax band E

## SOLICITOR

The Sellers solicitor who will carry out the conveyancing is Scott Ralph, 31 Chalmers Street, Dunfermline, Fife, KY12 8AT.

## 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 there from. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared July 2013.

## 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.

## VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

## OFFERS

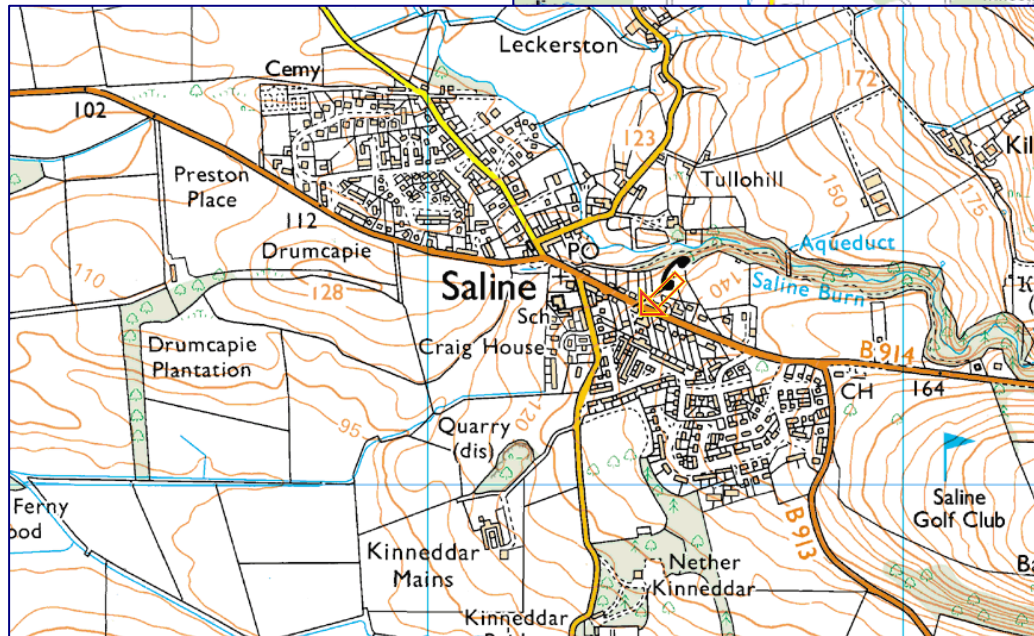
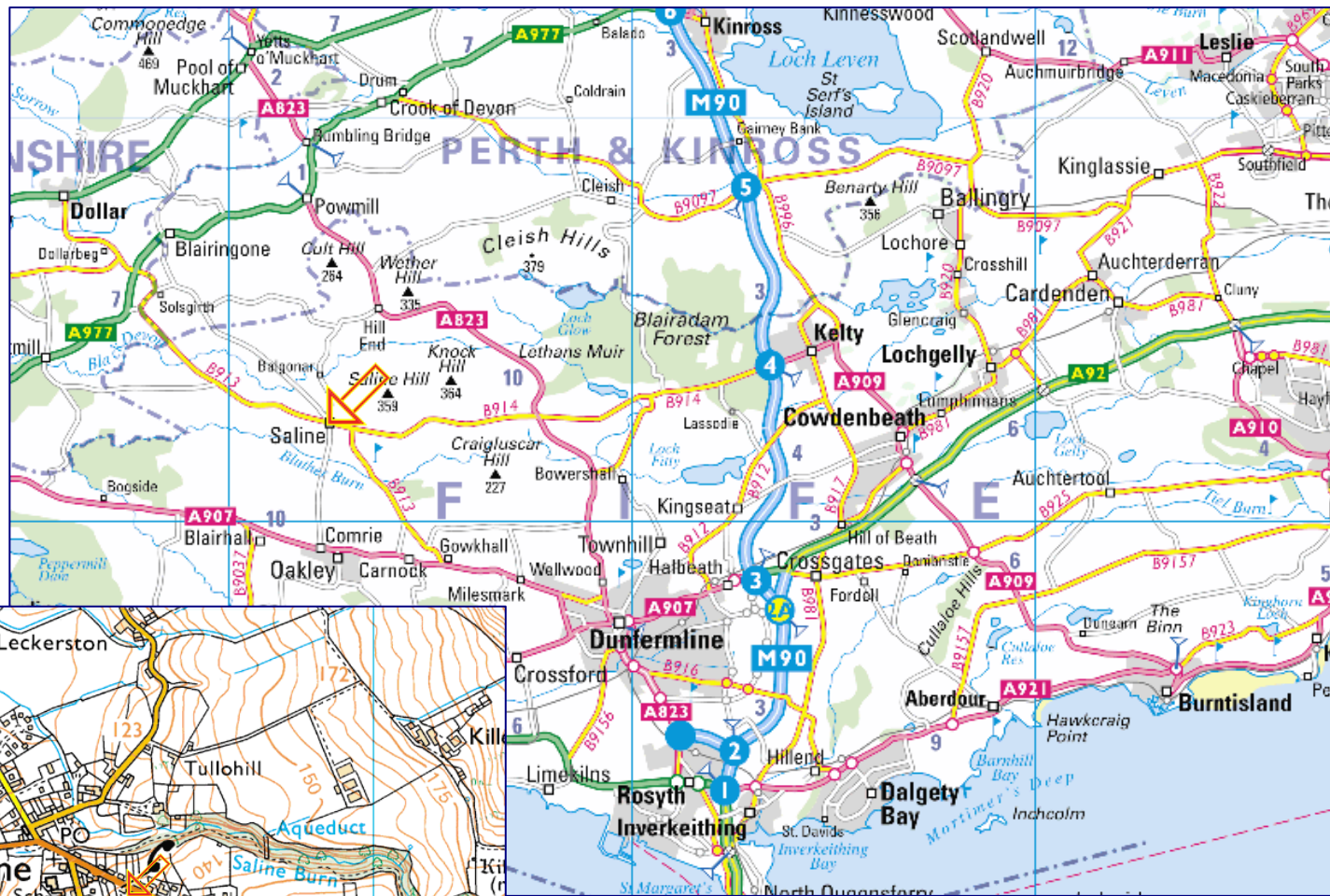
Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



## LOCATION PLANS



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## DIRECTIONS

From the M90 motorway (J4) proceed westwards out to the Dollar/Saline Road. Enter Saline from the east. Proceed down Main Street, the cottage will be on your left hand side 30 metres before the shops.

From Dollar, enter Saline from the west, continue up Main Street past the shops. The cottage will be on your right hand side.