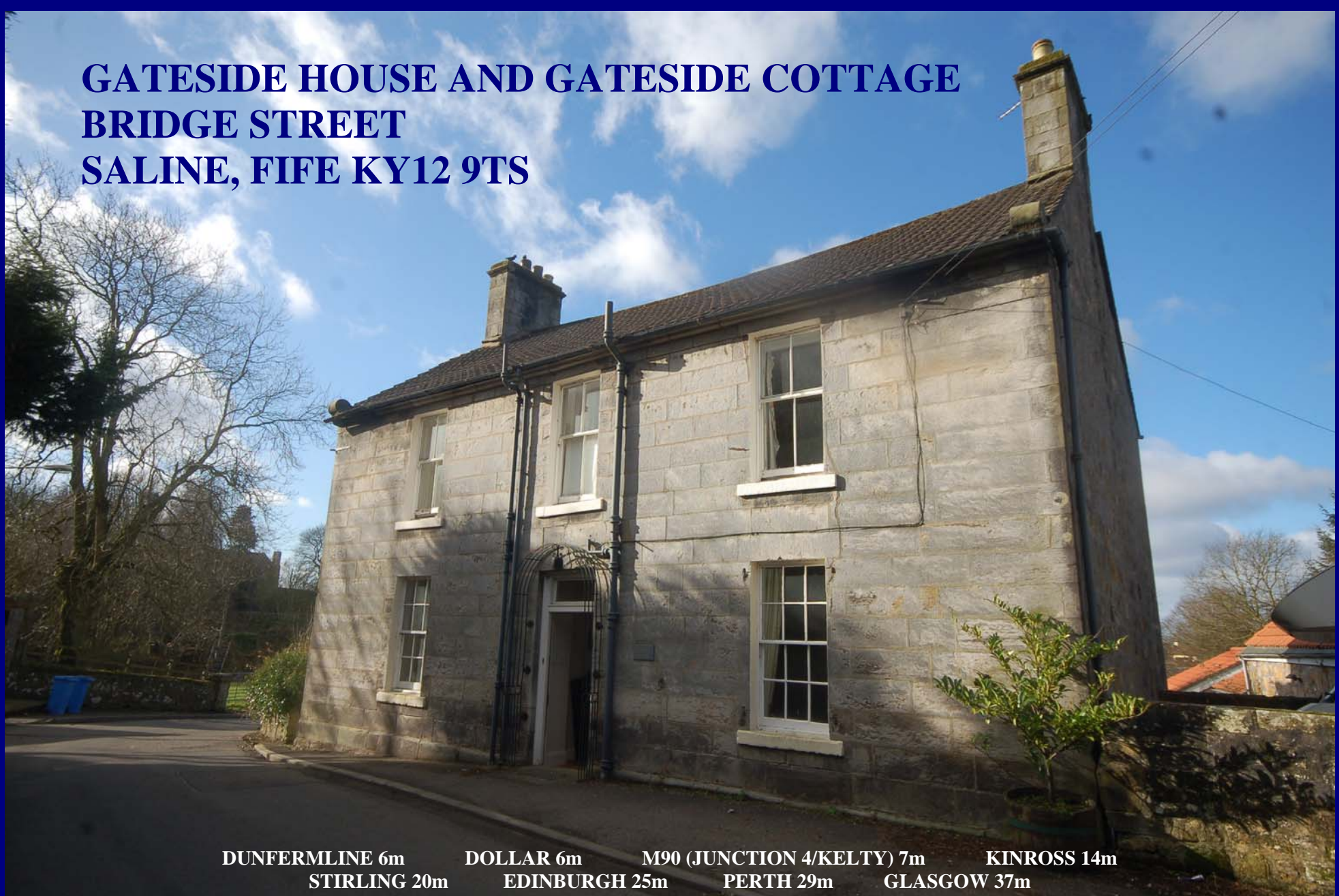


GATESIDE HOUSE AND GATESIDE COTTAGE BRIDGE STREET SALINE, FIFE KY12 9TS



DUNFERMLINE 6m
STIRLING 20m

DOLLAR 6m
EDINBURGH 25m

M90 (JUNCTION 4/KELTY) 7m
PERTH 29m

KINROSS 14m
GLASGOW 37m

**BEAUTIFUL GRADE B LISTED 5
BEDROOM, 3 PUBLIC ROOM, VILLAGE
HOUSE AND SEPARATE SELF-CONTAINED
GARDEN COTTAGE.**

**ADDITIONAL GARDEN BARN SET WITHIN A SPACIOUS
GARDEN EXTENDING TO HALF AN ACRE (0.20 HA)**

OFFERS OVER £550,000

SITUATION

The house is set on the north edge of the village with outstanding views to the south, west and north. The south and north views are over fields. 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.



Views to north

Gateside House (277sq m) with accommodation, as follows:-

Entrance vestibule, reception hall, drawing room, dining room, sitting room/kitchen/breakfast room, 5 bedrooms, one with en-suite bathroom/shower room, family bathroom, shower room and a substantial basement. Large graveled parking area (17m x 15m), large patio area and garden area.

Gateside Cottage (50 sq m) with accommodation, as follows:-

Kitchen/dining room, living room, bedroom with en-suite shower room. Tiled patio area and rear garden. Scope to extend.

Garden/ Possible Building Plot

There is a large rear garden with a shed (5.9m x 5.0m). It has an access off a shared private road which runs up the west end of the property. Planning consent would likely be given for a three/four bedroom house to the west of the main house and cottage.



Kitchen



Kitchen with sitting room beyond

GATESIDE HOUSE:

Gross internal floor area approx 277 sq m

This B Listed traditional Scottish House dates back to circa 1805. Built of stone under a pitched tiled roof. Features include original window shutters, sash and casement windows, deep skirtings, cornicing, stone staircases, hardwood doors and features including paneling, curved walls, gas fired central heating, an AGA and a new range cooker. There is a rear kitchen extension with large picture windows and a rear dormer extension on the second floor.

GROUND FLOOR (114 sq m)

ENTRANCE

VESTIBULE (E) 1.04m x 1.38m (3' 4" x 4' 6")

Storm door with glass panel above, ornate partially glazed internal door, tiled floor.

HALL / STAIRCASE 6.10m x 2.3m (20' 0" x 7' 5")

Tiled floor, stone staircase. Partially glazed door to basement and boot room rear porch entrance

DRAWING ROOM (E&W) 7.45m x 4.61m (24' 4" x 15' 1")

Lovely large room with windows east and west. Fireplace with wooden mantle and marble inlay and hearth. Living flame effect gas fire. A great room for entertaining.

DINING ROOM (E) 4.73m x 3.57m (15' 6" x 11' 8")

Large attractive room with the original decorative warming oven in the wall and traditional features.

SITTING ROOM (S&E) 4.23m x 3.50m (13' 11" x 11' 5")

Good family room with gas stove within fireplace with wooden mantel and tiled inlay and hearth. Open plan to kitchen.

KITCHEN (W) 5.44m x 4.83m (17' 10" x 15' 10")

Recently fitted kitchen within this bright and open room which has huge picture windows to the west overlooking the garden. Includes oil fired AGA and a gas and electric range cooker. The kitchen has a central island, a breakfasting area, a hardwood floor and partly tiled walls and a clothes drying pulley.



Drawing room



Dining Room



Sitting room

FIRST FLOOR (83 Sq m)

SHOWER ROOM (W) 2.4m x 2.4m (7'9 x 7'9)
Generously sized tiled shower cubicle, wc and wash hand basin

MASTER BEDROOM

WITH EN SUITE (S) 5.31m x 4.30m (17'5 x 14'1)
Large room with curved wall, lovely views to south over a field, original cornice and working shutters

EN-SUITE (E) 4.10m x 2.01m (13'5 x 6'7)
Fitted 2 years ago with a double ended bath, shower and wc, working shutters, partial tiles, vanity unit with mirrors

BEDROOM 2 (E) 4.2m x 3.9m (13'8 x 12'9)
Large bedroom with original cornice and working shutters, wall press

BEDROOM 3 (W) 3.3m x 3.17m (10'9 x 10'5)
With deep cupboard/wardrobe, good size double room, lovely views to west, working shutters, wall press

FAMILY BATHROOM 3.0m x 3.0m (9'8 x 9'8)
With bath, wc and wash hand basin, walls tiled and paneled

SECOND FLOOR (44 Sq m)

LANDING/STAIRCASE/ LINEN CUPBOARD
Hatch to insulated loft, walk in linen cupboard

BEDROOM 4 (W) 4.66m x 3.12m (15'3 x 10'2)
Lovely views to west and north via dormer window.
Cupboard (2.25 x 3.13m), scope for en-suite

BEDROOM 5 (W) 4.80m x 3.20m (15'9 x 10'7)

BASEMENT 7.5m x 4.85m (22'3 X 15'10")
UTILITY ROOM/PLAY/BILLIARD ROOM
Vast room currently used as a wine cellar/utility/wash house, Potential as a playroom, plumbed for washing machine, houses boiler

BOOT ROOM/GARDEN ENTRANCE 2.3 x 2.15m (7'6 x 7'6)



Master bedroom



En-suite

GATESIDE COTTAGE: Attractive self contained one bedroom cottage/granny flat. (50 sq m)

KITCHEN/BREAKFAST

ROOM (W) 4.30m x 4.42m max (14'2 x 14'6)

Fully fitted kitchen with ample wall and floor units in oak
Sink unit/plumbing for washing machine, cupboard with combi
Boiler, cooker with oven and hob, hatch to insulated loft, door to
garden.

LARGE SITTING

ROOM (S,W) 5.10m x 3.54m (16'9 x 11'6)

Attractive views over garden, TV point, French Windows

BEDROOM (N) 4.15m x 3.10m (13'7 x 10'3)

Built in wardrobes. Incorporating en-suite walk in shower, wc
and wash hand basin. Partly tiled walls.

GARDEN

Patio area to south. Garden to north and west. Separate access
available to the west



South elevation of cottage



Cottage living room



Cottage kitchen

POTENTIAL PLOT

It is likely that planning consent would be given for a house in the rear garden with access off the track lying to the west of the stone garden wall. The house lands boundary is understood to be in the middle of the burn lying to the west of the wall and driveway.

THE GARDEN AS A WHOLE

The landscaped garden extends to about 0.5 of an acre, including lawned area and drying green, extensive patio for barbeques and outside entertaining. It has a brick shed 5.9m x 5.0m. There are southern and westerly entrances. The garden is well stocked with a large variety of attractive plants.

DIRECTIONS

From the M90 motorway (J4) proceed westwards out to the Dollar/Saline Road. Enter Saline from the east. Proceed down Main Street, past the shop. Take the first turning on the right thereafter, opposite the church (North Street) and then turn first right again along Bridge Street. Gateside House is the second last house on the left before you leave Saline on the very quiet unclassified public road to Powmill.

From Dollar, enter Saline from the west, turn left opposite the church (North Street) and continue as above.



View north west from house kitchen



Shed on left, cottage in middle, house on right

SERVICES/COUNCIL TAX

The house is served with mains water, electricity and gas. It has gas central heating. The house and cottage are banded together. Council Tax band F.

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 mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared January 2012.

CLOSING DATE/ITEMS INCLUDED IN THE SALE

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. The carpets, floor coverings and curtains are included in the sale.

VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd.

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.

View to west from house



View to north west from house



View north from house

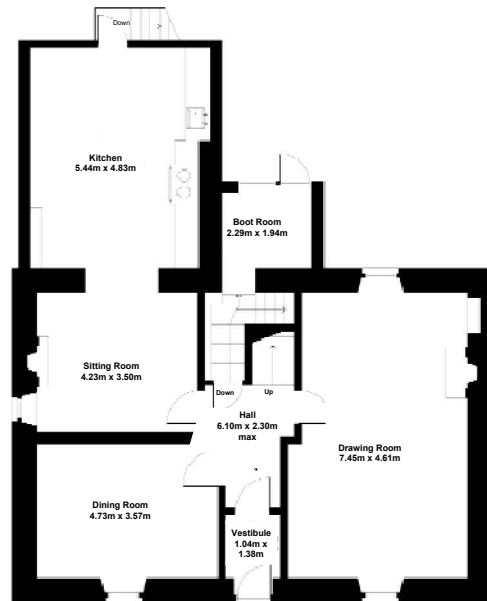


Gross Internal Areas

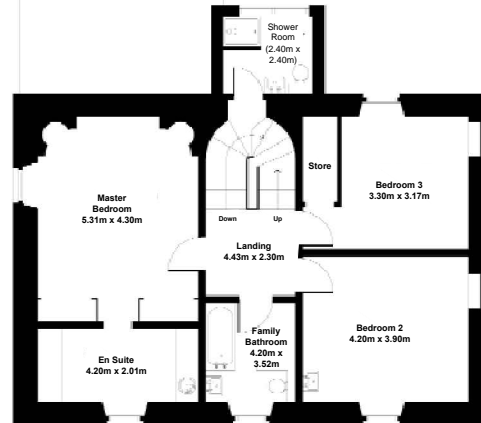
Main House

Basement	-	36 sq m
Ground Floor	-	114 sq m
First Floor	-	83 sq m
Second Floor	-	44 sq m
Total	-	233 sq m

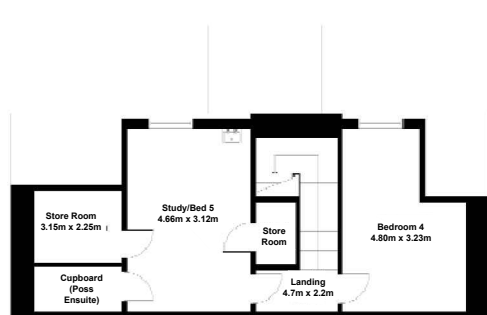
Cottage - 50 sq m



Ground Floor



First Floor



Second Floor



Basement



Cottage

Not to scale.
For identification
purposes only