

KINNEDAR MAINS STEADING



McCrae & McCrae Limited, Chartered Surveyors, 9 Charlotte Street, Perth PH1 5LW 01738 634669,
27 East Port, Dunfermline, KY12 7JG 01383 722454, 29 York Place, Edinburgh EH1 3HP.
www.mccraemccrae.co.uk

KINNEDDAR MAINS STEADING

KINNEDDAR MAINS FARMSTEADING DEVELOPMENT, SALINE, FIFE KY12

Saline 0.5m Dunfermline 6m M90 j4 7m Dollar 7m Edinburgh 22m Glasgow 34m

Kinneddar Mains Farmsteading is an enviable, stylish and beautiful development which incorporates the beauty of rural living with the ease of contemporary style.



This stunning steading development has eight high specification homes that have been completed to a very high standard. These homes are full of character and charm and in a lovely location with outstanding views across picturesque countryside. They offer light and spacious accommodation in a quiet location yet are very accessible with excellent commuting and local amenities.



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Each property at Kinneddar is complete with a beautifully fitted professionally designed kitchen with a top brand range of appliances.

The homes all have hardwood flooring to selected areas with quality hardwood doors throughout, together with chrome or stainless steel switches and sockets through the living areas.

All of the houses are fitted with a security alarm and have gas fired high efficiency central heating and mains pressure hot water systems.



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Units still available are as follows:

- Unit 1 - Ground Floor: Kitchen/family room, Utility Room, 3 bedrooms, bathroom
First Floor: Lounge, Master Bedroom with en-suite bathroom
- Unit 2 - Ground Floor: Kitchen/family room, 3 bedrooms, bathroom
First Floor: Lounge, Master Bedroom with en-suite bathroom
- Unit 4 - Ground Floor: Kitchen/Family Room, Utility Room, Lounge, Dining Room
First Floor: Master Bedroom with en-suite bathroom, 3 further bedrooms, family bathroom
- Unit 5 - Ground Floor: Kitchen/Family Room, Utility Room, Dining Room, Lounge,
First Floor: Master Bedroom with en-suite bathroom, family bathroom, 3 further bedrooms,
- Unit 7 - L. Ground Floor: Lounge, Garden Room, Utility Room
Ground Floor: Kitchen/Dining Room, Master bedroom with en-suite bathroom, 2 further bedrooms, family bathroom

Each house has its own parking, garaging and a landscaped garden. There is scope to purchase more land at a guide price of £3000 per acre.



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Directions

From the M90 heading north exit at junction 4 (Kelty) and turn left along the B914. Turn right at the fork in the road and head towards Saline. Go through the village of Saline and take a turning on the left hand side (sign posted Oakley). Kinneddar Mains Steading can be found a couple of hundred yards along the road on the right hand side.

Viewing and registering an interest

Viewing of the property is strictly by appointment with McCrae & McCrae Limited, 27 East Port, Dunfermline KY12 7JG tel 01383 722454 or Rod McCrae 07711 561814 (evenings and weekends) Fax 01383 621180

Situation

Located on the edge of the attractive and popular village of Saline, Kinneddar Mains is perfectly located in a rural setting but it only a short distance from the M90 which gives access to most major towns and cities within Central Scotland. Saline offers every day facilities such as a local shop, pub, hotel as well as a golf course. Educational facilities in the area are excellent with the very friendly Saline Primary School and numerous High Schools available with transport within Dunfermline. For those seeking private education this can be located at Dollar (8m) with a daily bus stopping at Saline for children. The area offers excellent hacking facilities with many bridle paths in the locale as well as country walks for everybody to enjoy. Dunfermline is only 5 miles away which offers an extensive range of shopping and leisure facilities. There is a bus route through Saline offering public transport.

Closing Date

Prospective Purchasers are advised to register their interest in the property to ensure they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

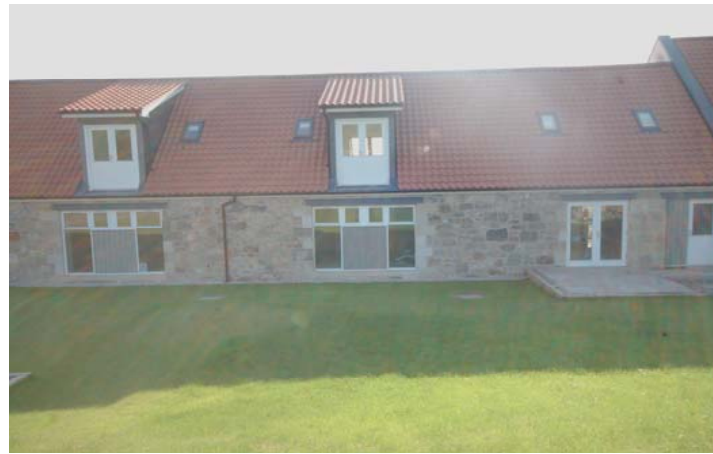
Property mis-description

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 warrant whatever in relation to the property.



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