

“MAROC”



“MAROC”, STEELEND ROAD, SALINE KY12 9LT

M90Jc 4 7 m Dollar 9m Dunfermline 7 m Alloa 11m Dollar 12 m Kinross 13m Stirling 17m Edinburgh 22 m Perth 30m Glasgow 38 m

LOVELY DETACHED 2 PUBLIC, 4 BEDROOM COUNTRY HOUSE SITTING WITHIN ABOUT AN ACRE OF ATTRACTIVE GROUNDS INCORPORATING A PADDOCK. IT SITS ON ITS OWN WITH NO NEARBY HOUSES. IT ALSO HAS A LARGE ONE AND A HALF STOREY GARAGE WITH SCOPE FOR LIVING ACCOMMODATION (SUBJECT TO PLANNING). THIS COMFORTABLE, CLASSY FAMILY HOME HAS EXCELLENT COUNTRY VIEWS OVER THE SPECTACULAR OCHIL HILLS. IT IS VERY ACCESSIBLE AND CENTRAL YET ENJOYS A QUIET LOCATION.



View of House from Golf Course



South Elevation



East Elevation

The house is very spacious (201 sqm) and the accommodation consists of the following:

Ground Floor: Entrance hallway, lounge, sitting room with conservatory off, kitchen/dining room, utility room, wc/shower room

First Floor: Master Bedroom and En-suite bathroom on the mezzanine level, three further double bedrooms and a shower room

Double Garage (13 x 7m) with separate garden store on ground floor and two rooms upstairs. (scope for use as bedrooms (subject to planning)

One acre of land – Scope for equestrian use – access to thousand of acres for hacking/walks/cycling

OFFERS OVER £430,000

HOME REPORT VALUATION £445,000

Situation

Maroc enjoys a peaceful and secluded setting on the edge of the village of Saline amid scenic countryside overlooking the Ochil Hills. Saline Village has a post office, a general store, community centre and a Church, while further amenities and supermarkets can be found at nearby Dunfermline and Alloa. There is a regular bus service from Dunfermline to Saline. Saline also has a good primary School 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. Maroc sits opposite the entrance to the 9 hole Saline Golf Course and further Golf Courses can be found at Dunfermline, Muckhart and Kinross with the world renowned Gleneagles approximately 16 miles to the North. There are several local livery stables and bridle paths for those with equestrian interests. The house is approximately 7 miles away from the M90 motorway which provides excellent access to Perth, Dundee, and Edinburgh. Trains run regularly from Dunfermline and Kincardine.

DESCRIPTION

The house was built in 1923 of brick construction, externally harled under a slate roof. It was the old school house. It is very characterful with new oak suspended floors and deep skirtings, large windows and large rooms. There are also generous storage areas. The present owners, Chris and Jacqueline Stones, have modernised it with a new kitchen, bathroom and two shower room fittings, tiling and décor. It has gas fired central heating.

GROUND FLOOR (112sqm) net internal areas (excluding walls)

Entrance Hall 26'3 x 6'4 (8.0 x 1.93)	(S)	A spacious and bright hallway with partly glazed ornate front door, oak floor. The hallway gives access to the main ground level rooms and the stairway to the mezzanine level and first floor.
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Sitting Room 14'0 x 13'0 (4.26m x 3.96m)	(E, S,)	An excellent family room with oak flooring and a Tiger multifuel stove fire. Double doors lead to the conservatory.
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Conservatory 13'2 x 11.9 (4.0m x 3.6m)	(S,W,E)	Spacious conservatory with a tiled floor provides an excellent sun room looking and providing access to the front driveway and side garden.
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Drawing Room /**Bedroom 5**

18'9 x 12'5

(5.71m x 3.78m Max)

(S,W)

Spacious drawing room with large bay windows to the South, East and West. There is a lovely fireplace with a living flame gas fire, oak floor. This is a gorgeous bright room with an attractive outlook.

Kitchen/Dining Room (N)

25'8 x 18'4 (max)

(7.82m x 5.58m)

An excellently appointed and spacious newly fitted kitchen with open plan dining area and large walk in pantry. The dining area has French Doors to the rear garden. The kitchen is fitted with new units at base and with ample worktops, sink unit and drainer with splash back tiling. Windows looking to the adjacent farmland. The tiled flooring off the kitchen continues through to the separate utility room and shower room. Large pantry 7'3 x 4'7 (2.2m x 1.4m)

Hall & Utility Room (W)

12'9 x 6'2

(7.4m x 4.4m)

Again with fitted floor storage units. Tiled floor, plumbing for automatic washing machine and space for other appliances. There is a large walk in cupboard. Door giving access to the garage and gardens.

Shower Room/WC

8'7 x 3'11

(2.6 x 1.2m)

Shower cubicle with tiled walls, wc, wash hand basin, wall mounted heater

**Lounge****Dining Kitchen****Conservatory**

MEZZANINE LEVEL (20 sqm)

Master Bedroom (N) A spacious master bedroom situated on the mezzanine level with spectacular views to the North over open countryside and the Ochil Hills. This room has fitted mirrored wardrobes. Doorway into en- suite bathroom.
15'8 x 11'10
(4.77m x 3.61m)

En Suite Bathroom (E) A large en suite bathroom comprising recently fitted wc, pedestal wash hand basin, corner bath and large Shower cubicle. Splash back tiles and tiled floor, heated towel rail, Glazed windows to north and west .
10.2' x 10'0
(3.10 x 3.04m)

FIRST FLOOR (69 sqm)

Landing Upstairs gives access into three further double bedrooms, and a double shower room, A spacious hallway which also has a hatch leading to the loft space, oak floor.
10'5 x 5'6
3.17m x 1.76m

Shower Room (W) A luxury shower room. The shower room is fitted with built in wash hand basin with fitted storage and display unit, wc and a double shower cabinet. There is ceiling spotlighting and a tiled walls and floor. Heated chrome towel rail, laminate floor.
8'7 x 5'9
2.61m x 1.75m



Master Bedroom



En-suite bathroom



Bedroom 2

Bedroom 3
14'9 x 13'9
4.49m x 4.19m

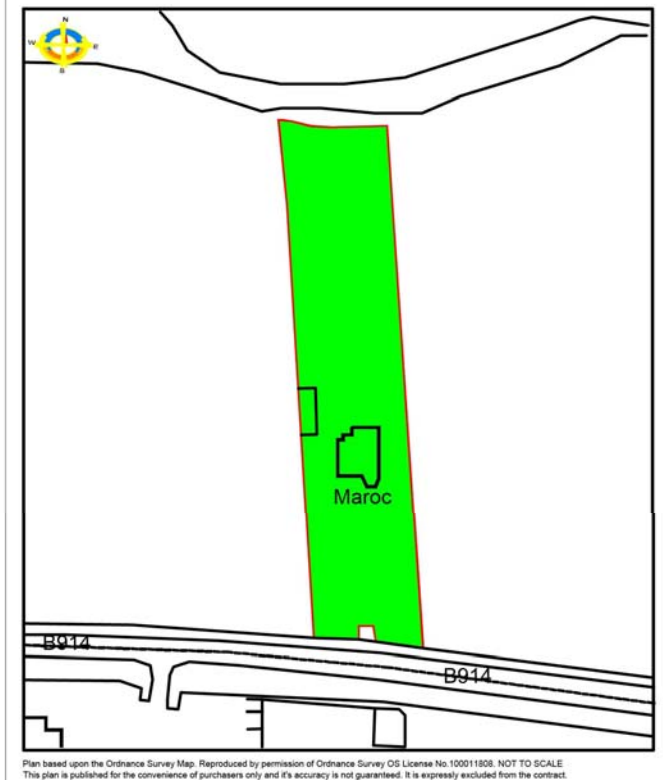
(S,W) Another good sized double bedroom with large bay window to south and window to west. Large Fitted wardrobes.

Bedroom 4
14'1 x 12'4
4.29m x 3.76m

(S,E) Double bedroom, laminate floor, Windows to south and east. Fitted cupboard, Attractive outlook

Bedroom 2
13'10 x 13'9
4.21m x 2.64m

(W,N) Double bedroom with window to west and small high window to the north. Lovely views to the Ochil Hills, oak floor.



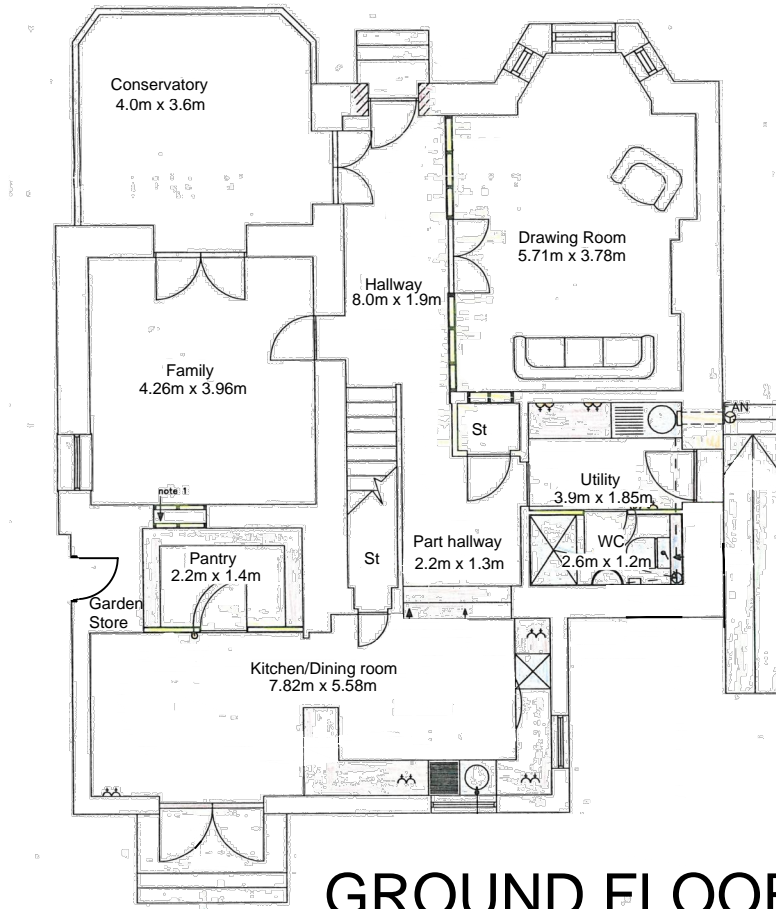
Garage



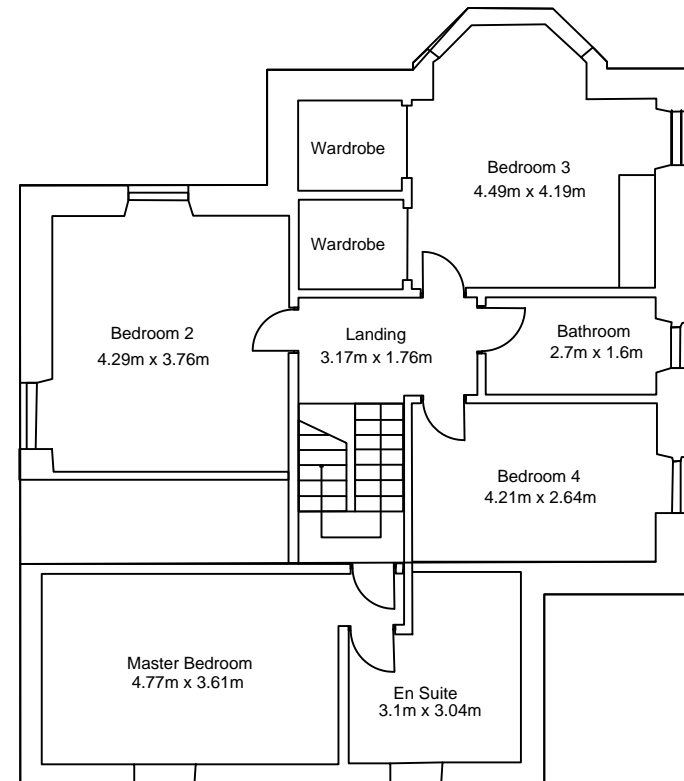
View of Rear Garden from Master Bedroom



Shower Room



GROUND FLOOR



FIRST FLOOR

The Gardens

Possible Equestrian Use/Greenbelt

There are gardens to the front, sides and rear of the house, and stone paths around the perimeter of the house. The rear garden is mainly laid to grass and has a paddock area to the north of it. There is a large patio with ample seating areas for outdoor entertaining/dining barbeques etc. There are kennels which could be included in the sale and a greenhouse. There is a large gravelled driveway and parking/turning area to the front of the house. The rear gardens provide outstanding views over adjoining countryside and the spectacular Ochil Hills. The grass paddocks to the east and west of Maroc are zoned as greenbelt in the current West Fife Villages plan and proposed new plan. Saline provides excellent scope for hacking in that the Forestry Commission have purchased 200 acres at Kinneddar Mains Farm (south west of Saline) which they intend to plant out and link footpaths to several thousand acres of other forests linking on to Devilla Forest and Kincardine. There may be scope to rent them for grazing.

The Garage Block (13m x 7m)

The property has a new one and a half storey garage. The garage comprises two rooms downstairs (8m x 6.1m and 6.2m x 3.9m) and two rooms upstairs with windows to north and south. It has power, water and concrete floors.

Paddock There is a grass paddock lying to the north of the house and garden. Stables could easily be built here, subject to planning.

Services

Mains water, drainage, electricity and gas. Council Tax Band G.

Viewing and Registering an interest

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline, Fife KY12 7JF Tel 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends) Fax 01383 621180.

Closing Date

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 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 warranty whatever in relation to this property. **Property details prepared September 2010.**

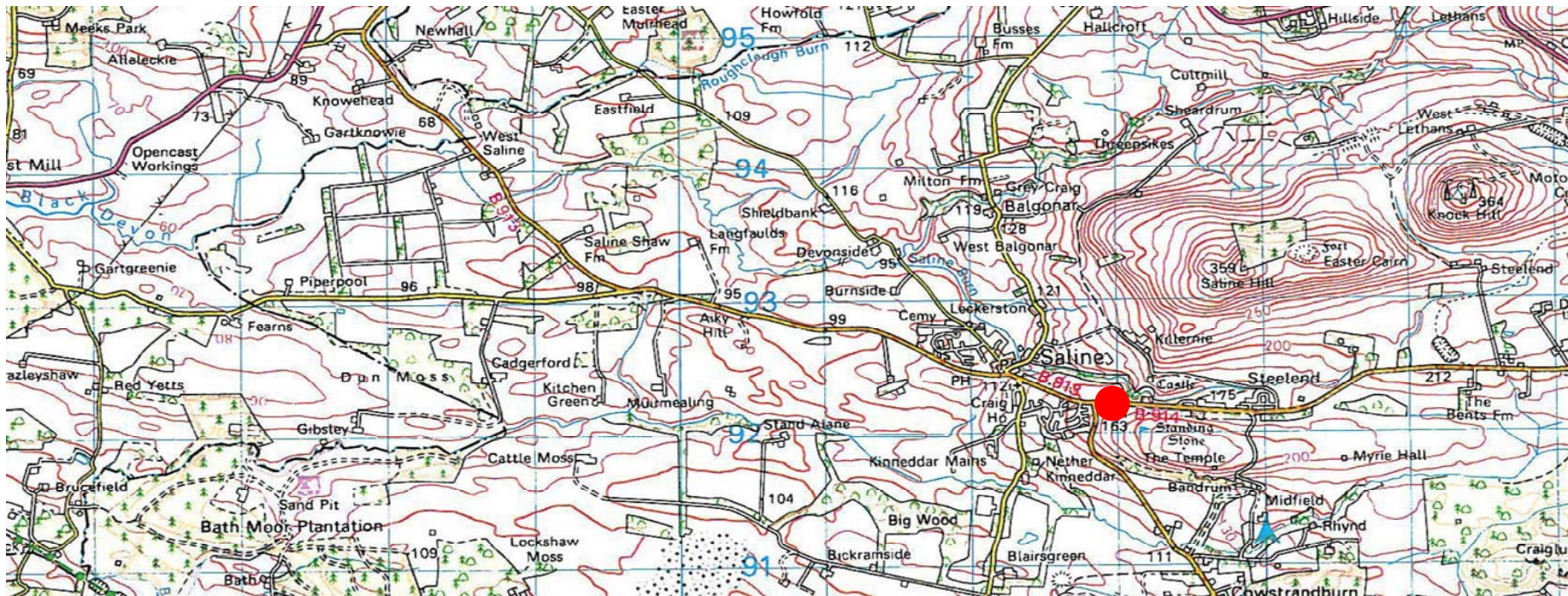
Directions

From the South, exit M90 Junction 4 and follow signs for Knockhill Racing Circuit. Follow the B914 through Steelend and just before Saline Village, Maroc can be found on the right hand side of the road opposite the entrance to Saline Golf Course.

From the North - Exit M90 junction 4 and follow as above.

From the West - Drive over the new Clackmannanshire Bridge, turn left at the first roundabout and at the Gartarry Roundabout take the 4th exit (signposted A907 Dunfermline). Stay on this road until you pass through the village of Comrie where you turn left just after the Whitegates Pub (signposted Saline). Follow this road to the end and turn right, follow the road up Saline Main Street and Maroc can be found on the left hand side opposite the entrance to Saline Golf Club.

LOCATION PLAN



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