

PRESTONFIELD HOUSE, WEST ROAD, SALINE KY12 9UN

HARPER & STONE  
ESTATE & LETTING AGENTS





# PRESTONFIELD HOUSE, WEST ROAD

SALINE, FIFE KY12 9UN

## PROPERTY FEATURES

- 4/5 Bedroom Traditional family home Built 1824
- Flexible living accommodation over approximately 222 square metres
- 3 generous reception rooms
- Finished to an exceptionally high standard throughout
- Stunning kitchen/dining area
- Purpose finished office/study
- Pretty sunny garden
- Ample parking for several vehicles
- Early viewing highly recommended

Harper & Stone are absolutely delighted to bring to the market Prestonfield House, an immaculately presented 5 bedroom detached family home. Early viewing is highly advised as a high level of interest is anticipated. The property is presented to an extremely high standard with outstanding decorative order throughout. Prestonfield House has been lovingly refurbished and extended, the owners have created a comfortable home, consolidating traditional features with contemporary touches.

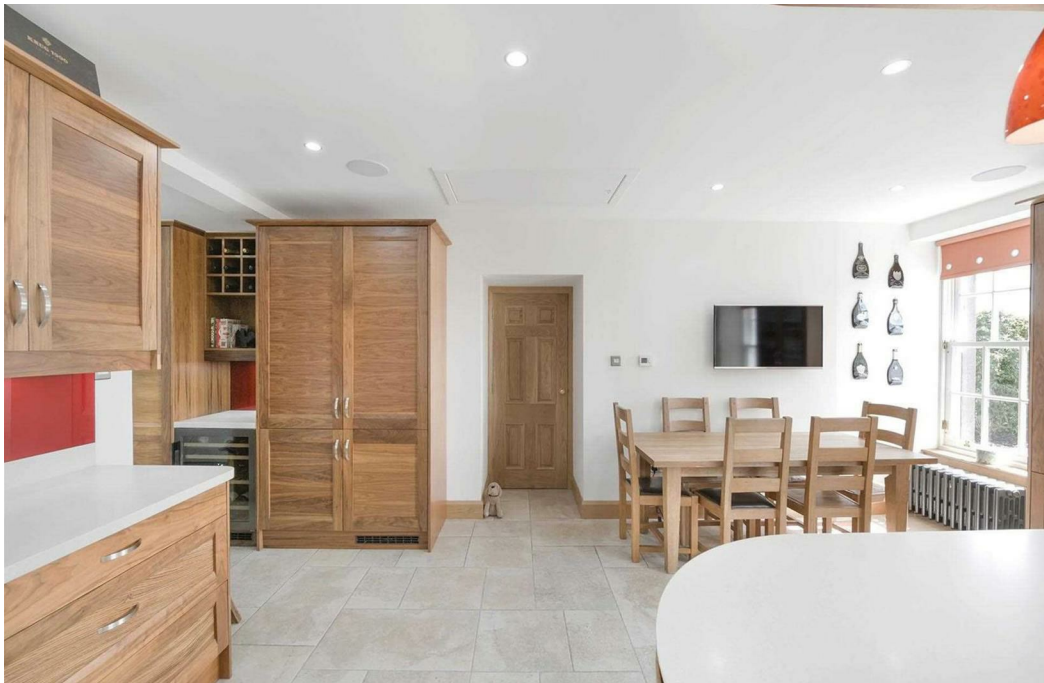
The accommodation is comprised of:

Ground Floor: Entrance Hall, Lounge, Rear Lounge, Kitchen, Utility Room, Toilet, Sitting Room, Gym/bedroom and Shower Room.

First Floor: Landing, Master Bedroom with Ensuite Bathroom, Two further Double bedrooms, a Single bedroom/office and a Family Bathroom.

Entry to the property is via the Grand pillared porch into the welcoming hallway featuring traditional Yorkshire style flooring. To the left is the lounge, a hospitable front facing room with an old-style fireplace housing a coal fire. This then leads to the exceptional kitchen/dining room which presents an assortment of wall, base and display units, with Corian work surfaces and a contrasting red splash back. The Aga takes pride of place along with the centre island housing the microwave/warming oven, storage and hidden power point. There is a plethora of integrated appliances including fridge, freezer, dishwasher, wine fridge, Sonos sound system and a Quooker boiling tap. The appliances are a combination of Miele and Bosch in keeping with the high end specification of the kitchen. Continuing into the utility room there is room for 2 free standing appliances housed behind matching cupboards. The back door gives access to the garden area, and there is a cloakroom at the rear of the utility space.







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The Family room runs off the lounge and has a convivial homely feel created by the log burner set in a modern floor to ceiling surround. Dual aspect windows and patio doors allow the natural light to flood in. Returning to the hallway is the 3rd reception room currently used as a music room with front facing window and log burner. Continuing through is bedroom 5 presently utilised as a fitness suite. An en-suite wet room finished with beautiful Fired Earth tiling completes the lower living accommodation.

Traveling up the half turn staircase with a window leads to the upper hallway. The Master bedroom is a substantial sized room with dual aspect windows and en suite bathroom including traditional style L shaped bath, hand basin, heated towel rail, WC and storage cupboard. Bedrooms 2 and 3 are good sized front facing double rooms. Bedroom 4/office is a beautifully presented working space by Sculleries of Stockbridge offering a workstation and plenty of storage. Concluding the upper living is the Family bathroom, the luxurious feeling is created by the beautiful free standing, double ended roll top bath, traditional style sink, WC and deep set windows. A truly tranquil space to relax and unwind.

Externally to the front, the property is bounded by a traditional stone wall with iron railings and gates in front of a lawned area alongside well established trees and shrubs. A large mono bloc driveway provides parking

for multiple vehicles. There are garden grounds to the side and rear made up of lawn, shale and raised stone beds creating a private, calm and tranquil outdoor living area. A stone built shed offers added external storage.

Prestonfield House once seen will leave a lasting impression, it has been and will continue to be a happy, loving family home.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances. Certain television sets will be included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Gas

The parish of Saline, which lies to the North West of Dunfermline is a small village retaining much of its old fashioned charm. Set amid unspoiled natural countryside there are lovely views towards surrounding scenic hills. Often

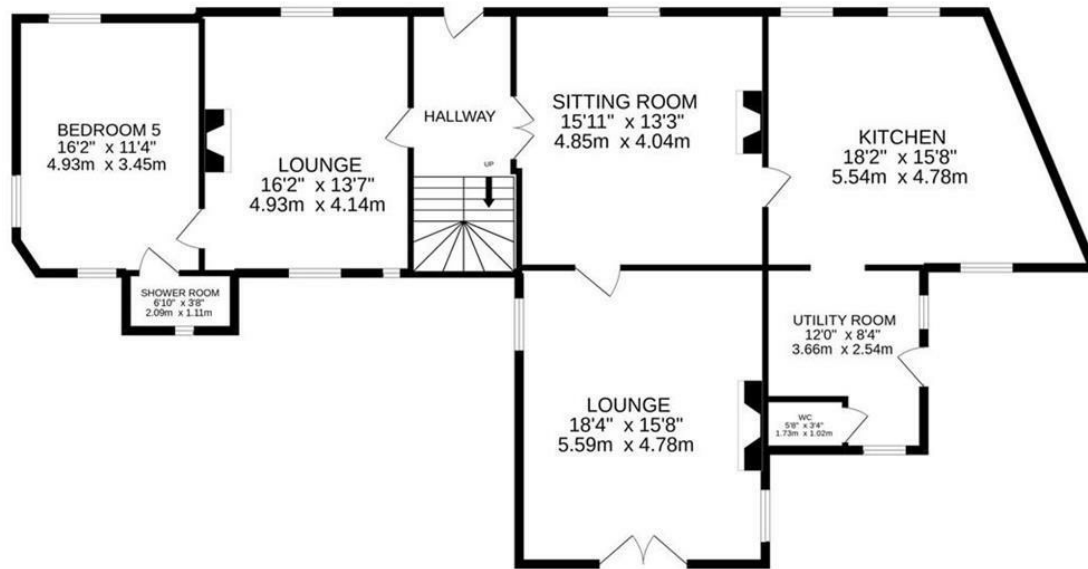
referred to as "The paradise of Fife" residents enjoy the many benefits of traditional village life. There are local amenities within the village of Saline, including a primary school, secondary school catchment is Queen Anne High School in Dunfermline, and Dollar Academy is just 6 miles (with a daily school bus). Nearby major road and rail networks allow ready access to the most important business and cultural centers throughout Scotland with Edinburgh approx. 28 miles, Glasgow 37 miles, Kinross 14 miles and Inverkeithing 15 miles.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

