

BRIDGE HOUSE, BRIDGE STREET, SALINE KY12 9TS

HARPER & STONE
ESTATE & LETTING AGENTS





BRIDGE HOUSE, BRIDGE STREET

SALINE, KY12 9TS

PROPERTY FEATURES

- Individually built 5 bedroom detached family home
- Generous living space
- Kitchen and utility room
- Principal bedroom with en suite shower room
- 4 further bedrooms
- Family bathroom
- Mature gardens to front and rear
- Driveway for multiple cars
- Detached double garage

Harper & Stone are delighted to present to the market Bridge House in Saline. This delightful individually built property is the ideal family home, boasting spacious living quarters and 5 generous bedrooms. Its enviable, quiet position is among one of the many fantastic features this property has to offer.

Entry to the property is into a roomy vestibule with a large cupboard giving storage space for coats and shoes in addition to housing the security alarm system.

The inner door opens to the spacious entry hall. To the left is the lounge, equipped with a charming open fire and a log store within an exposed stone surround. Windows to the front and rear give views over the garden. Off the lounge is the conservatory, with French doors to the rear garden and patio.

The kitchen is positioned at the rear of the property and is fitted with a Britannia range cooker providing a 5 burner gas hob, double oven and chimney style extractor above. The neutral wall and base units are complemented by laminate worktops. There is one additional under counter appliance space within the kitchen as well as space for a breakfasting table.

Across the hall from the kitchen is the utility room, with white wall and base units, a utility sink and space for additional appliance. The boiler is located within the utility room. Between the kitchen and utility at the end of the hall is an external door to the garden.

At the front of the property is the dining room, which is a bright room, comfortably allowing space for a 6-8 seater dining table.

Completing the ground floor is the WC, with a wash hand basin inset within an integrated vanity and WC unit.







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The half turn stair leads to the first floor, where all five bedrooms are located. The principal bedroom is situated at the rear, with a peaceful view of the garden and countryside in the distance. The en suite provides a 3-piece suite of shower cubicle, wash hand basin within vanity and WC.

Three bedrooms are positioned at the front of the home, all with built in/fitted wardrobes of some kind.

The study is fitted with a Neville Johnson office suite and additional storage within a shelved cupboard.

The modern family bathroom is beautifully finished, providing a bath, separate shower cubicle, WC and sink inset into vanity with storage. An airing cupboard in the hall is an excellent, convenient space for towels and bedding.

Externally, a driveway leads to the substantial detached double garage with electric up and over doors joined to the house by a side gate. The front and rear gardens are planted with mature shrubs and trees and is very well tended to. Various seating areas take advantage of the position of the sun throughout the day. A shed is located in the rear garden. A burn runs along one side of the property, showing the natural boundary line of the plot.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas
What3words:///comforted.ratty.prongs

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

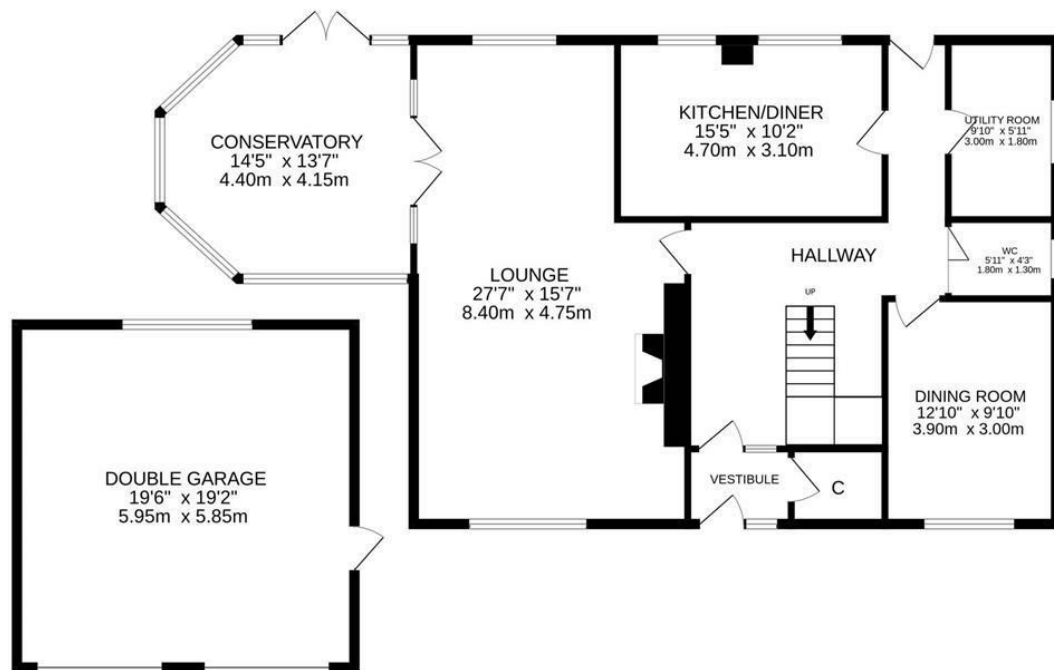
most important business and cultural centers throughout Scotland with Edinburgh approx. 28 miles, Glasgow 37 miles, Kinross 14 miles and Inverkeithing 15 miles.

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

