

BANKHEAD LODGE, BLACK DEVON, SALINE, DUNFERMLINE KY12 9LN

HARPER & STONE
ESTATE & LETTING AGENTS





BANKHEAD LODGE,

SALINE, DUNFERMLINE, KY12 9LN

PROPERTY FEATURES

- Impressive 4-bedroom detached family home with historical charm
- South facing garden of 1.3 acres with spectacular panoramic views
- Open concept kitchen/dining/living room
- Separate utility room
- Upper lounge with cathedral windows capturing the views
- Exceptionally sized principal bedroom with en suite
- 2 out of 3 further bedrooms with en suites
- Parking for multiple cars
- Double garage & workshop

Harper & Stone are delighted to present to the open market Bankhead Lodge, a spectacular detached family home located in the picturesque area of Saline. Built in 2015 using reclaimed stone from the original farmhouse previously situated in its place, this modern property offers a generous 261sqm (2,809 sq ft) of living space within a 1.3 acre plot, providing a luxurious and contemporary lifestyle whilst retaining its history and charm. This impressive property boasts two spacious reception rooms, perfect for modern family living or entertaining guests alike. With four bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

Upon entering the property into the vestibule, a convenient coats and shoes cupboard is to the right. The vestibule opens to the spacious entry hall, which gives access to all the rooms on the ground level and provides a large under stair cupboard.

Directly ahead is the open concept kitchen/dining/family room. The immediate impression is of light and space, with the South facing full-height windows showcasing the panoramic views of the surrounding countryside. French doors mirror each other on the East and West sides of the property, opening to the patios on either side.

The modern kitchen presents a combination of wall and base units along with pan drawers in a cream gloss finish, complemented by solid oak worktops and an earthy slate tiled backsplash. The peninsula island incorporates a breakfast bar seating area as well as additional base units. Integrated appliances include an induction hob with chimney style extractor, double oven, microwave, dishwasher and American fridge freezer with a plumbed-in ice and water dispenser.

The dining/family area is generously proportioned and is practically laid out to accommodate modern family living while enjoying the superb views in a calm atmosphere.

Next is the utility room, fitted with additional wall and base units and a stainless steel sink with black slate tiled backsplash. There are two freestanding appliances within the utility, which are included in the sale. The boiler is housed within another cupboard within the utility, which also provides additional storage. From here an external door leads to the side of the property.

Bedrooms 3 and 4 are on the ground floor. Bedroom 3 is rear facing and has the benefit of an en suite shower room comprising shower cubicle with drench shower, pedestal sink, heated towel rail and WC. Bedroom 4 is also a large double with convenient built-in wardrobes and a side facing aspect.







BANKHEAD LODGE,

Completing the lower living is the family bathroom which is stylishly tiled from floor to ceiling, with a large mirror on the ledge above the vanity with wash hand basin and WC, with a heated towel rail opposite.

Arriving at the top of the stairs, the first floor includes a second lounge and the two remaining bedrooms.

The upper lounge is truly the 'wow' factor of Bankhead Lodge. The cathedral windows to the rear capture the breathtaking 180° panoramic views of the rolling hills and countryside beautifully, creating an atmosphere of relaxation no matter what the weather. Velux windows allow in additional light. This is the ideal room for putting your feet up to rest and exhale at the end of a long day. Flexibility of the accommodation is one of the added benefits, with the possibility of remote working from many of the rooms if desired.

The principal bedroom easily accommodates a super king size bed along with additional bedroom furniture. Double built-in wardrobes provide a fantastic amount of storage and the views of the Ochil Hills to the North and Saline & Pentland Hills to the South are magnificent. The en suite shower room provides a large shower cubicle, wash hand basin within a vanity unit with storage and mirror above, WC and heated towel rail.

Bedroom 2 is across the hall from the principal bedroom and is a slightly smaller mirrored version. The room is still incredibly spacious, with a large built-in wardrobe and stunning views to both the front and rear. The en suite shower room comprises a shower cubicle with drench shower, wash hand basin with vanity storage below and heated mirror above, WC and heated towel rail.

Externally, Bankhead Lodge enjoys an enviable plot size of 1.3 acres, which is easily maintained by 'Hugo', the smart lawnmower, that is included in the sale. The South facing aspect ensures the sun can be enjoyed from sunrise to sunset, maximising the time possible to experience the outdoors on various seating areas year-round. There is parking available on the driveway for at least 3-4 vehicles, and the car turning point to the side is also under ownership of the property. The double garage is fitted with electric up and over doors and a pedestrian side door, and comfortably accommodates two cars with room to spare, with power, light and an outdoor tap inside. A workshop is positioned behind the garage and is equipped with light and power.

Don't miss the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm and elegance of Bankhead Lodge for yourself.

The sale will include all fitted floor coverings, light fittings, window coverings, smart lawnmower, integrated and freestanding 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 G
EER Band C
Water: Mains
Sewage: Private waste water treatment (Septic tank)
Heating: LPG

What3words Navigation: [hoofs.animates.spends](#)

Directions: from B913 in Saline (West Road coming from the west or Main Street coming from the east) take North Road and continue out of the village (and notice a small group of houses on a hill to the right). Continue for approximately 1 mile, go round a sharp bend to the left and turn next right (slate signs on wall for 3 houses including Bankhead Lodge). Go up this single track tarmac road and Bankhead Lodge is the first house on the left.

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.

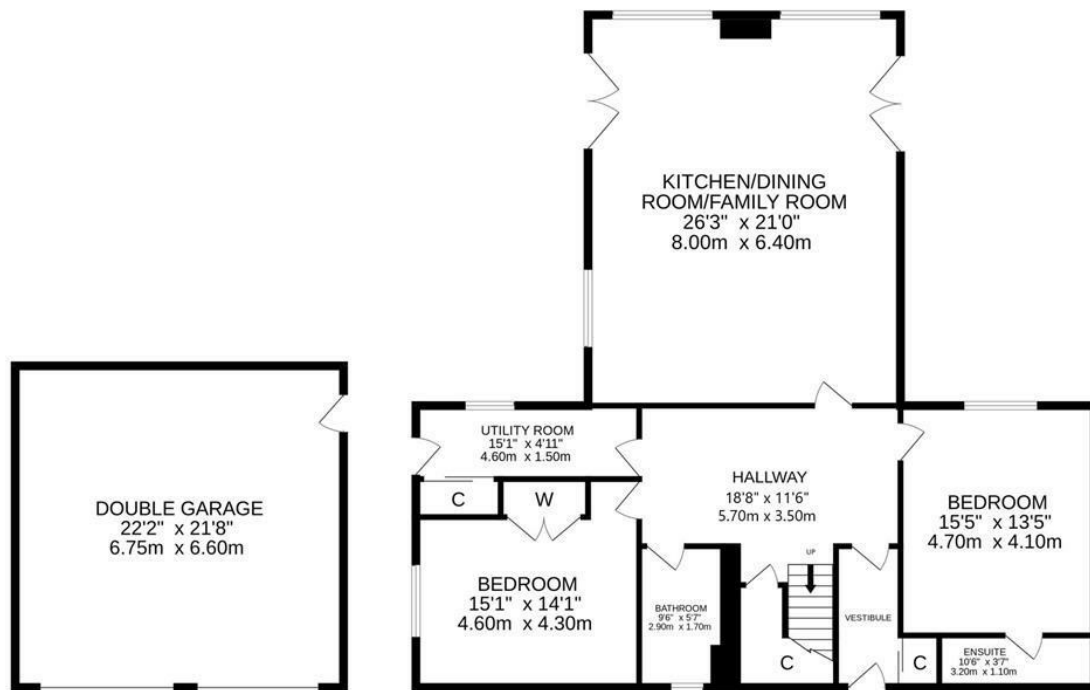
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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

