



13 Eastercraig Gardens
Saline, KY12 9TH

Offers in the region of £75,000

A well proportioned end terraced villa in quiet location with pleasant outlooks to rear. The property requires extensive cosmetic and building work throughout.

Accommodation comprises a reception hallway, lounge, dining room, kitchen, upper landing, three bedrooms and bathroom.

Gas central heating is installed with double glazed windows and good storage throughout.

Entrance hallway

Lounge 4.65m x 2.86m (15'3 x 9'5)

Dining room 3.58m x 3.20m (11'9 x 10'6)

Kitchen 3.53m x 3.10m (11'7 x 10'2)

Upper landing

Bedroom 1 3.38m x 3.10m (11'1 x 10'2)

Bedroom 2 3.65m x 3.83m (11'10 x 12'6)

Bedroom 3 3.52m x 3.23m (11'6 x 10'7)

Bathroom 2.64m x 2.05m (8'8 x 6'8)

There are generous garden grounds to front, side and rear which are mainly laid to lawn with drying facilities, maximum privacy, timber garden shed and pleasant open views.

Quietly situated, Eastercraig Gardens is set in the heart of this much sought after semi-rural village. Saline is surrounded by unspoilt countryside, only three miles north west of Dunfermline and 6 miles from Dollar (with bus service to Dollar Academy). There is an excellent primary school, regular bus services, shops and a Golf Course. For the commuter Glasgow Airport, Edinburgh Airport, M876, M90 Motorway, Kincardine Bridge and Forth Road Bridges can be easily reached.

An appointment to view can be made by contacting selling Agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline

www.stevenson-marshall.co.uk