



**Stevenson Marshall**  
Property & Law

**11 Argyll Place, Saline, KY12 9UW**

Offers Over £170,000



## A modern semi detached bungalow, within the semi-rural village of Saline.

Accommodation comprises: entrance hallway, lounge, dining room, breakfasting kitchen, two bedrooms, walk in store room and wet room.

Gas central heating and double glazed windows are installed and the property boasts excellent storage, pleasant outlooks and a flexible layout.

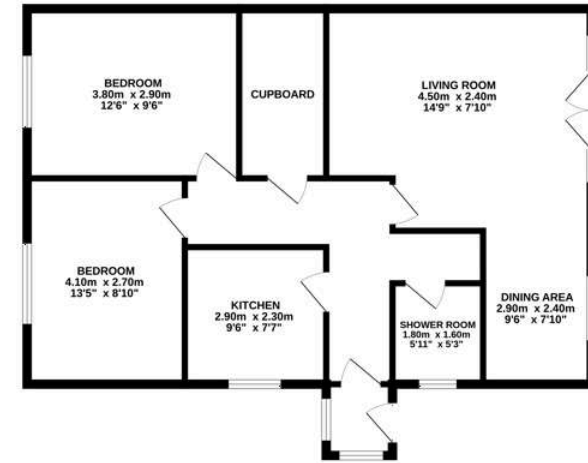
EPC rating: D. Council tax band: C.

Quietly situated, there are private garden grounds to front and rear, which feature a patio and a private west facing aspect to rear. The driveway and garage provide ample off street parking for several vehicles.

Argyll Place forms part of this much sought after semi-rural village, surrounded by unspoilt open countryside, only three miles north west of Dunfermline City Centre and six miles from Dollar (with bus service to Dollar Academy). There is an excellent primary school, regular bus services, shop and a golf course. For the commuter Glasgow Airport, Edinburgh Airport, M876, M90 Motorway, Kincardine Bridges and Forth Road Bridges can be easily reached.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and other details are approximate. Plans are not intended to be used for any legal or professional purposes. The services, systems and appliances shown here are not tested and no guarantee is given as to their compliance with any Regulations.



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

Contact us

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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.