



 O'MALLEY

2 Oakley Road  
Dunfermline, KY12 9TC

[omalleyproperty.com](https://omalleyproperty.com)  
01259212337





## Description

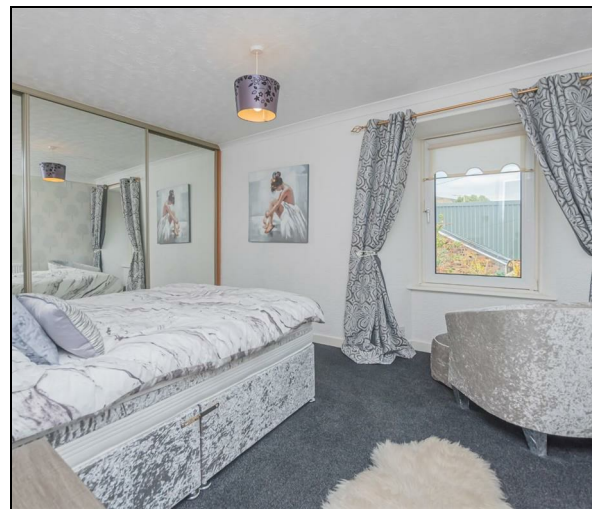
O'Malley Property are delighted to present to the market this exceptional 2 bed semi-detached home on Oakley Road, Saline.

Also known as "Scribbit Cottage" this stunning property is situated within the heart of the village and is presented to the market in immaculate order both inside and out.

The property is accessed through a bright and welcoming reception hall with stairs to the upper level as well as access to the lounge and kitchen areas. The spacious lounge has a large front facing window which allows an abundance of light to enter the room. This room is decorated in neutral tones throughout and is completed with a feature fireplace. The good sized modern kitchen is fitted with a range of stylish floor and wall mounted units. There is also enough room to fit a dining table.

There are two well proportioned double bedrooms to the upper level, both benefiting from built-in wardrobes. In addition, there is a floored attic with a velux window and plug sockets. The modern family bathroom completes the accommodation on offer and comprises; WC, wash hand basin, bath and separate shower cubicle. The property further benefits from gas central heating and double glazing throughout.

The gardens have been designed for ease of maintenance in mind. There is also an additional piece of land to the rear that can be rented yearly for a small fee. Off street parking is provided by a driveway leading to the single garage.



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**“Spacious Property”**



## Location

Saline has a host of local amenities including a general store, post office, church and community centre. For education there is a primary school in the village and a choice of 4 secondary schools in nearby Dunfermline. For those wishing a private education Dollar Academy is only a 6 mile drive. The property is perfectly situated for the commuter with links to the M90 for access to Perth and Edinburgh motorways. Stirling is to the Northwest and Glasgow can be accessed via Kincardine Bridge.

## Lounge

16'6" x 13'1"

## Kitchen

14'0" x 9'10"

## Bedroom 1

14'8" x 9'9"

## Bedroom 2

12'0" x 10'0"

## Bathroom

10'0" x 6'6"

## Viewing Arrangements

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7days a week. Please do not hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

## Home Report

The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.



**Offers Over £144,995**

**Viewing 9am - 9pm 7 days a week**

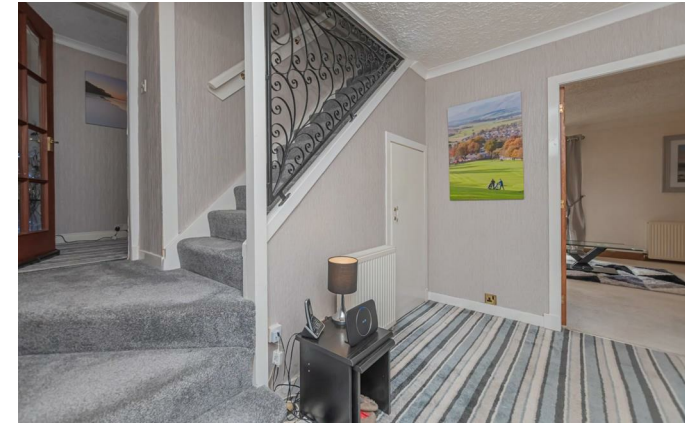
## Ground Floor



## 1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.