

**BAIRD
LUMSDEN**

**Easter Killernie, Saline, Dunfermline,
Fife, KY12 9TT.**

Offers over £450,000







Particulars of Sale

Dollar 7 miles, Dunfermline 7 miles, Stirling 18 miles, Edinburgh Airport 25 miles, Edinburgh City Centre 28 miles, Perth 30 miles & Glasgow 38 miles.

A beautifully appointed country house with panoramic views of the Forth Valley and beyond to Ben Lomond.

DIRECTIONS

From Dunfermline travel west on the A907 towards the village of Carnock. After passing through Gowkhill turn right onto the B913 sign posted Saline. Follow the road to Saline. At the T junction by the golf club turn left. Drive down the Main Street and turn first right onto North Road, Turn first right again onto Bridge Street. Follow the road leading out of the village. Just as you leave the village there is a white cottage sign posted Tullochill Cottage on your right hand side. Take the turning on the right immediately after the cottage. Follow the road leading uphill. Go past the entrance road to Lower Killernie and follow the road leading uphill and continue on the metalled road, past the front of Killernie Farmhouse and Easter Killernie is set just beyond the farmhouse on the left hand side.

SITUATION

Easter Killernie enjoys a wonderful rural position on the outskirts of the village of Saline. It lies on the south western side of Saline Hill at a height of approximately 175 metres (574 feet). The views from the property are stunning including The Ochil Hills, The Wallace Monument, Stirling Castle, Ben Ledi, Ben Lomond and on clear days Goatfell on Arran.





The village amenities of Saline include primary schooling, a local shop / Post Office for every day requirements, local bus services and a church. There is also a 9 hole golf course and clubhouse. The secondary schooling catchment is Queen Anne High School in Dunfermline with a bus service for pupils.

Dollar is only a short journey away by car and offers excellent private schooling at its famous academy. There is a bus service which stops in Saline to pick up the Academy pupils. The village offers a good range of amenities including banks, Post Office, local shops, pubs, restaurants and sporting amenities.

Dunfermline is an historic Royal Burgh, once the ancient capital of Scotland and famous for its Abbey and Royal Palace. The town centre amenities include excellent shopping facilities, banks, post office, bars, restaurants, professional offices, churches, parks and an array of leisure facilities.

Easter Killernie is ideally placed for fast commuting to the major towns and cities of Scotland. Edinburgh is easily accessed via the Forth Bridge and there are rail stations at Dunfermline, Rosyth and Inverkeithing with regular Edinburgh services. The Clackmannanshire Bridge is only 10 miles from the property with links onto the M876 / M9 motorway network allowing fast travel to Stirling and Glasgow. The airports of Edinburgh and Glasgow are readily accessible.

The surrounding countryside is perfect for all outdoor pursuits.

HISTORICAL NOTE

The ruins of Killernie Castle lie just east of Easter Killernie. The castle was once known as the Castle of Balwearie. It was owned by Sir Michael Scott, renowned knight and wizard. The ruins now consist only of the fragments of two towers and it dates 1592.



DESCRIPTION

Easter Killernie is a superb detached country home. The accommodation including the integral double garage extends to approximately 2,421 square feet (225.0 square metres).

The property comprises hall, cloakroom / toilet, family room with stunning views, fitted kitchen with island and integrated appliances open plan to a breakfast room and dining room with box bay window, utility room, impressive principal lounge with glass feature wall, stunning views and doors to a large decked area, 3 double bedrooms, 2 en-suite shower rooms, principal bathroom with separate shower and an integral double garage with storage room off. The specification includes an excellent range of in built storage space, an oil fired central heating system and double glazing. The property enjoys a most attractive split level design and has been recently re-decorated.

In the gardens on the east side of the house is a detached timber outbuilding which is used as a large home office. The main room measures 6.15m x 3.67m. It has twin French doors and front and rear windows. There is a store room off which measures 3.69m x 1.28m. There is a light and power supply to the building. Also there is a capped off water supply and soil pipe which would allow fitment of a toilet if required. The office has a broadband connection.

Outside the property is set within its own gardens. The gardens are mainly in grass and enclosed by fencing and hedges. There are two large patio areas on the west side of the property. There is a third patio area with rotary dryer point on the east side of the house. A mono bloc drive to the front of the subjects provides excellent parking facilities.



GENERAL REMARKS & INFORMATION

SERVICES

SERVICES The property has mains electricity, mains water and its own sewage treatment plant. The PV panels and solar hot water system will be included in the sale.

VIEWING

By appointment through the selling agents. Contact Baird Lumsden Tel: 01786 833800. duncan.fergusson@dmhbl.co.uk

COUNCIL TAX

The property is band E.

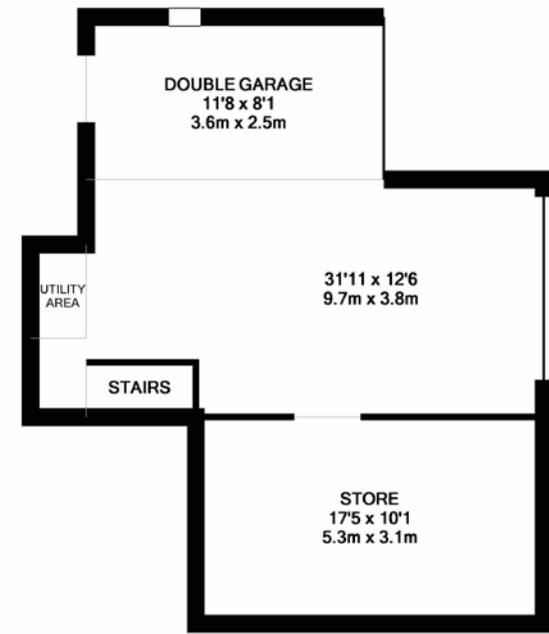
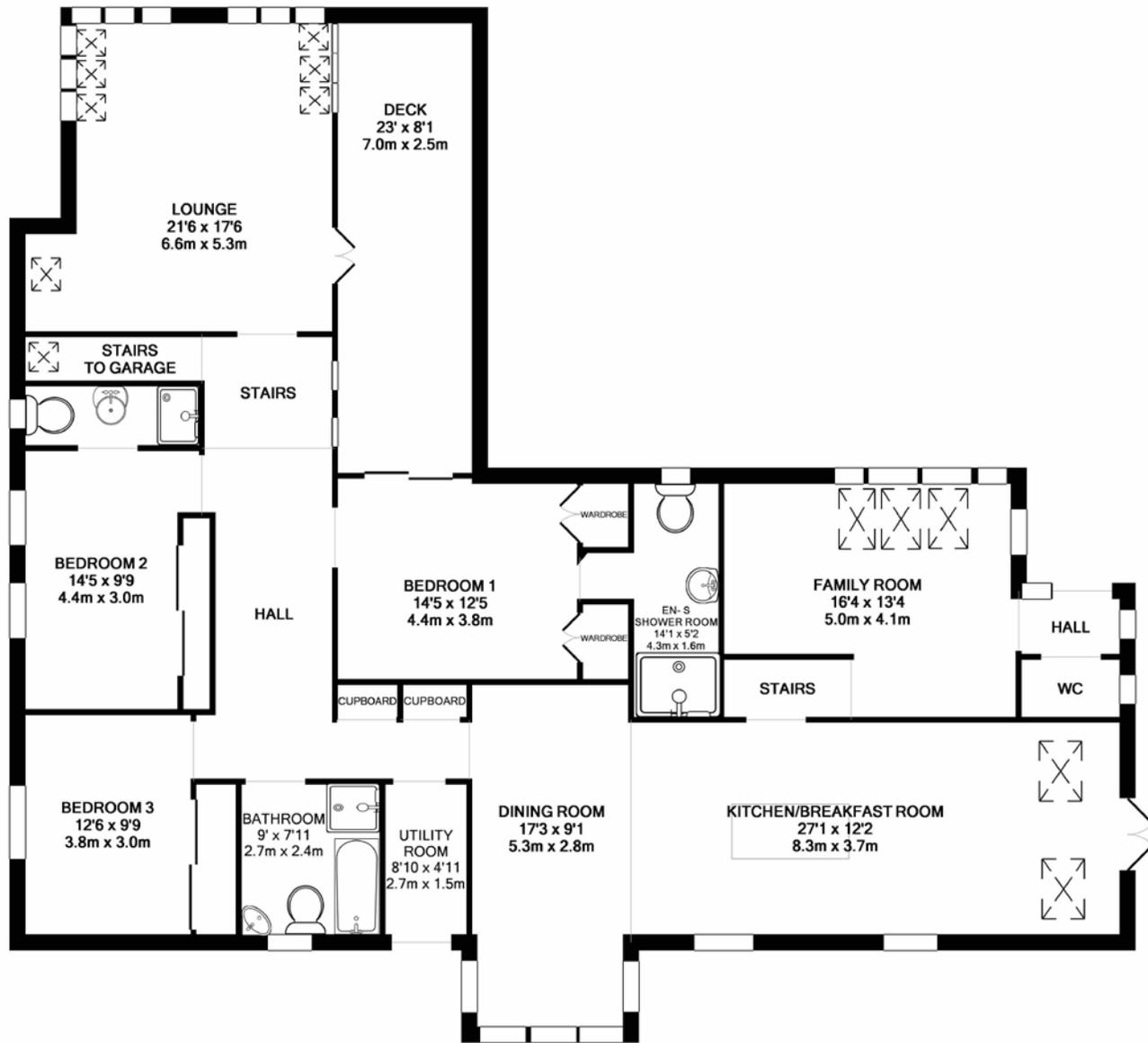
ENERGY PERFORMANCE CERTIFICATE

Killernie is rated as D (66).

Particulars and photos prepared May 2017.







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Easter Killernie

Saline



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