



NETHER KINNEDDAR HOUSE

Saline, Dunfermline, Fife, KY12 9LJ



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A handsome and substantial detached house which provides well-proportioned living accommodation, with fine period features, set within substantial garden grounds.

Nether Kinneddar House is ensconced within approximately 9.8 acres of landscaped grounds, in an enviable and private setting, accessed along a sweeping tree-lined driveway.

Accommodation

Lower Ground Floor: Dining Room, Kitchen, Family Room/Bedroom, Laundry Room, Pantry, Wine Cellar, Boiler Room, Storage Room, WC

Raised Ground Floor: Entrance Porch, Entrance Hall, Drawing Room, Living Room, Sitting Room/Study, Shower Room, Bathroom

First Floor: Three Double Bedrooms, Bathroom, Laundry Room

Second Floor: Two further Bedrooms, WC

Exterior: Established gardens of notable colour and diversity.

Private driveway. Double Garage.

Outdoor Tennis Court.

Coal Store. Wood Store. Log Stores.

Approx 9.8 Acres (3.96 ha)

For sale as a Whole.



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Situation

Nether Kinneddar House is situated adjacent to the picturesque Fife village of Saline - this lies in a highly accessible location close to Dollar (6 miles), Dunfermline (8 miles) and Stirling (18 miles). The village is situated in an elevated position on the Western slopes of the Cleish Hills and benefits from a general store, garage, Saline Shaw farm shop & café and riding and vaulting club.

Dunfermline is the principal city of south west Fife with a population of approximately 58,000 people. The city has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an electric range of acts, including celebrated musicians, comedians, and drama companies.

Saline is well located with an excellent transport infrastructure, with the M90 motorway system easily accessible permitting access to Kinross, Perth, Edinburgh and the main towns in Fife. The Upper Forth Crossing at Kincardine is approximately 8 miles away allowing access to the main Scottish motorway network. There is a mainline railway station in Dunfermline (8 miles), with Glasgow and Edinburgh International Airports offering regular domestic and international flights.

There are a number of local Primary and Secondary Schools. Edinburgh's independent schools are all within daily travelling distance, as is Dollar Academy.

Fife and its neighbouring counties offer a wealth of pleasant scenery to enjoy, with coastal walks including the Fife Coastal Path, the Ochil Hills and Loch Leven all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course, the fabled "Home of Golf".

General Description

Nether Kinneddar is a substantial detached house situated on a large and private plot with substantial garden ground. The house has generous, well-proportioned accommodation that offers flexibility of use, however, needs extensive upgrading and modernisation.

The house is approached through wrought iron gates which open out into a generous driveway that sweeps up towards the house providing ample car parking and turning area. From the driveway stone steps lead to a solid timber door which opens to the Entrance Porch, with twin sash windows. Part glazed double doors open to the Entrance Hall which is a welcoming space.





Accessed off the Entrance Hall is the Drawing Room which is sumptuously proportioned with ornate cornice and traditional fireplace with stone surround. There is a large bay window with seating area which provides a charming outlook over the front garden. Across the Hall is the Living Room with a series of sash windows with working shutters and two recessed shelving units. The log burner with timber mantle and stone surround provides a heartening focal point. Accessed off the Hall, to the rear of the house is the Sitting Room/Study with dual sash windows that provide a lovely outlook over the garden grounds.

The rear corridor gives access to the Shower Room with walk-in shower cabinet, WC, wash hand basin and wall mounted towel rail. Steps lead to the Bathroom with stand alone bath unit, WC, wash hand basin with storage cupboard below and wall mounted towel rail. Adjacent is a large walk-in storage cupboard with shelving.

Stairs provide access to the Lower Ground Floor accommodation. The Dining Room lends itself to opulent formal entertaining and is generously proportioned with traditional fireplace and recessed shelving units. Part glazed doors framed by glazed panels provide access to the front driveway. A door opens to the cellar, housing the electrics. From the corridor a door opens to the Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless-steel sink with drainer. Notable features of the kitchen are the Aga and the traditional servant's bell. A door opens to the walk-in larder with shelving units and twin sash windows. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, as well as the Dining Room which is ideal for entertaining larger parties when occasion demands. From the Dining Kitchen a door opens into the Family Room/Bedroom with sash window.

Completing the Lower Ground Floor accommodation is the Laundry Room with two Belfast sinks, wall mounted storage cupboards, shelving and a part glazed door that opens to the garden. There is a walk-in Pantry, Wine Cellar, large Boiler Room housing the Biomass boiler, WC and a storage cupboard.

From the Entrance Hall a staircase rises to the First Floor giving access to three Double Bedrooms, a Bathroom and a large linen cupboard with Belfast sink, traditional pulley, and the hot water tank. The staircase continues to the Second Floor giving access to two further Bedrooms, WC, linen cupboards, and several storage cupboards.

The property has a number of delightful features including decorative corning, traditional fireplaces, working shutters, large windows and bay window. The accommodation is generous and thoughtfully laid out for both family living and entertaining.





GARDEN

Nether Kinneddar stands within a plot befitting of its stature, which frames the house attractively. The garden is a particular asset of the property, sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The garden grounds are well established with an array of specimen trees and mature shrubs with generous areas of lawn. There are meandering paths and walkways running amongst established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

The garden boasts many different areas which offer various places for seating, to capture the sun and provide different aspects of the garden. There is a patio area to the front of the house which is an ideal entertaining space in the warmer months.

There is some mixed woodland which is home to mature trees such as Oak, Acer and Birch amongst others.

Adjacent to the house is a Double Garage with adjoining log stores. To the rear of the house is a coal store and separate wood store.

A notable feature of the garden is the substantial outdoor Tennis Court.

GENERAL REMARKS AND INFORMATION

Please note that there are major pipelines running through the grounds of the property which may cause restrictions on any potential development. For further information, please contact the selling agents.

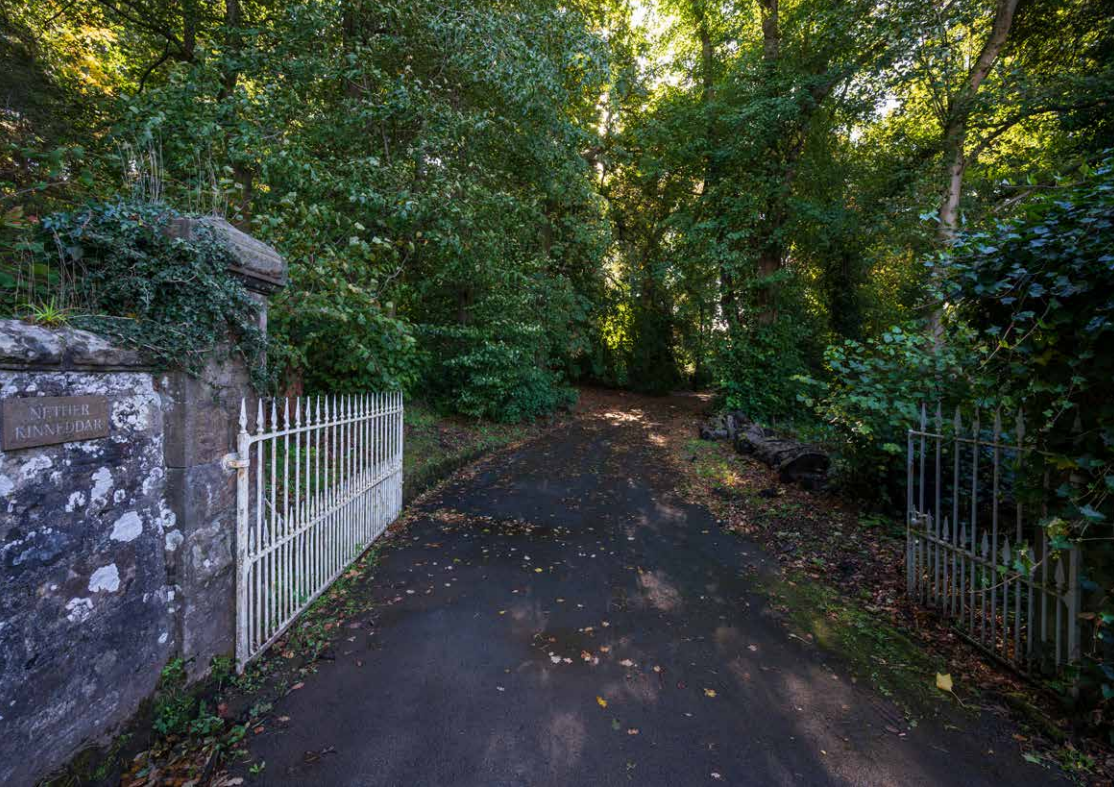
Viewing

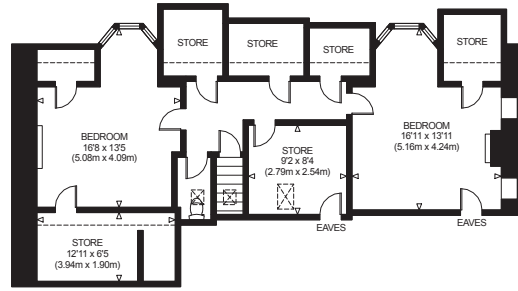
Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

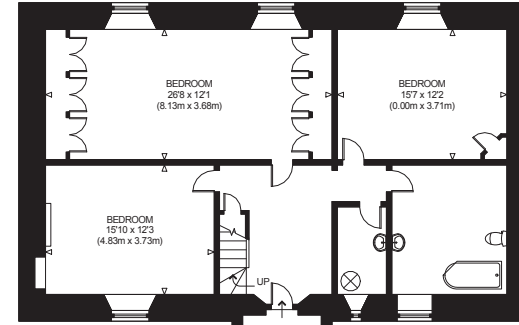
For the benefit of those with satellite navigation the property's postcode is KY12 9LJ



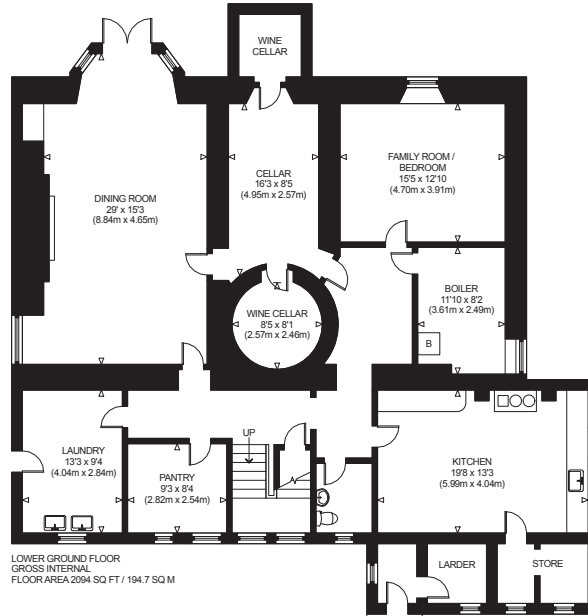




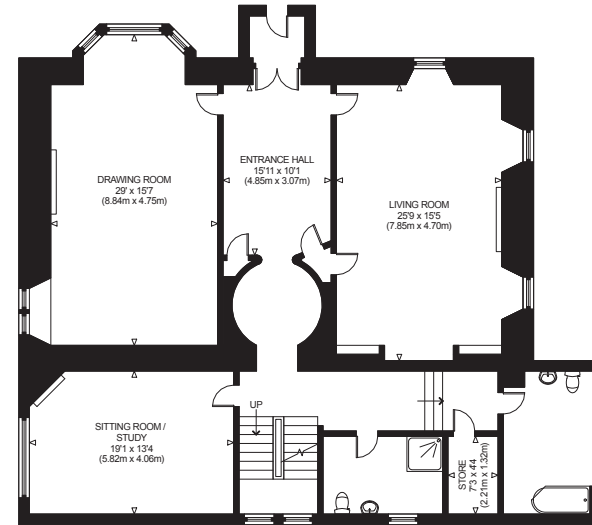
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 835 SQ FT / 77.6 SQ M



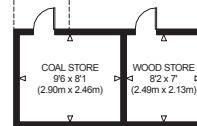
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1181 SQ FT / 109.8 SQ M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2094 SQ FT / 194.7 SQ M



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1926 SQ FT / 179.1 SQ M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 139 SQ FT / 12.9 SQ M



NETHER KINNEDDAR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 6036 SQ FT / 561.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL OUTBUILDING FLOOR AREA 139 SQ FT / 12.9 SQ M
TOTAL COMBINED FLOOR AREA 6175 SQ FT / 574.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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Designations

Nether Kinneddar House is B Listed. Ref: LB16994.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - Band G
EPC Rating - Band F

Tenure

Freehold

Services

Mains electricity and water. Heating is via a biomass boiler. Drainage to a private septic tank.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

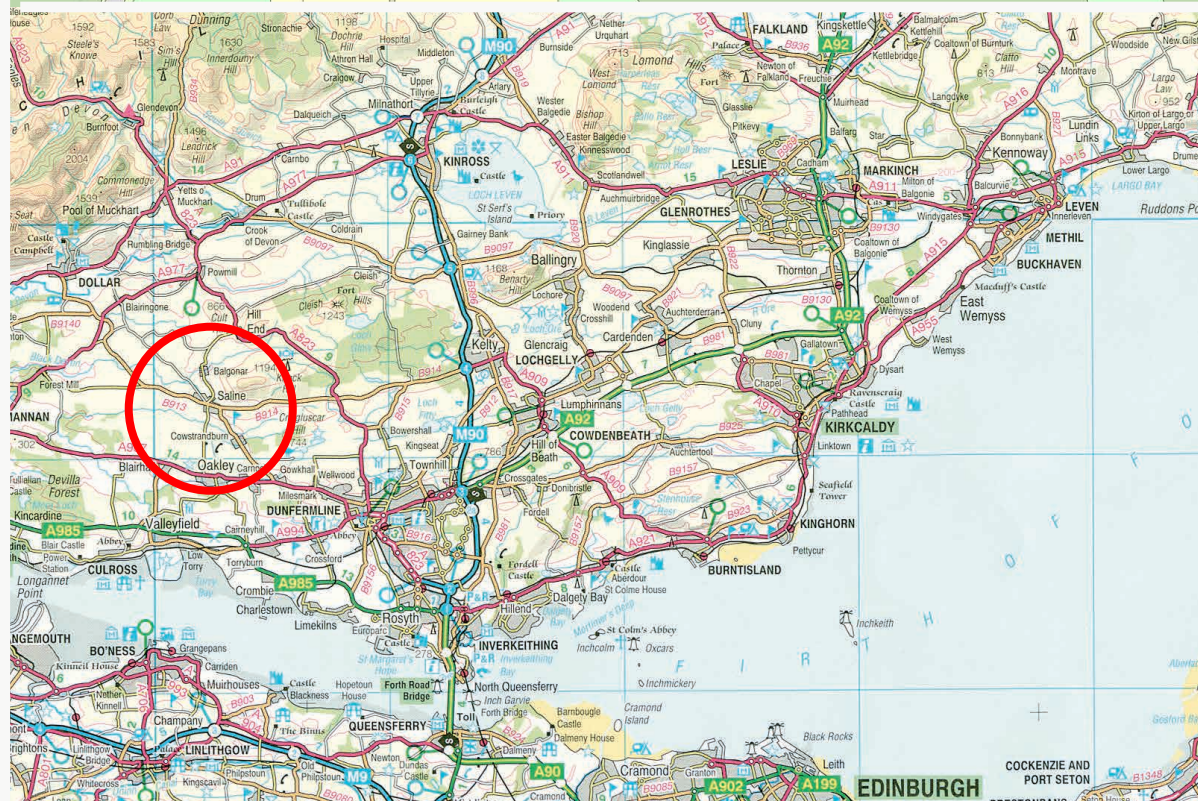
Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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