



Morgans

3 GLENFIELD  
CARNOCK, KY12 9JW  
OFFERS OVER £160,000



3 GLENFIELD  
CARNOCK  
KY12 9JW

Substantial extended detached villa in quiet cul de sac within the village of Carnock. The property offers generous accommodation over two levels and makes an ideal family home. The subjects briefly comprise, reception hall, lounge/diner, kitchen leading through to spacious L-shaped family room or second lounge and downstairs shower room (ideal as a granny flat). Patio doors lead to the gardens. There is also a double bedroom on the ground floor. On the upper level there are two further double bedrooms with excellent built in storage and modern family bathroom, Good storage and attic. There are attractive gardens to the front and rear with raised section of decking ideal for alfresco dining and garden shed/greenhouse. Single car garage with power and light and driveway. Keenly priced. Early entry available. EPC RATING D.



SUBSTANTIAL DETACHED  
FAMILY HOME IN QUIET  
CUL-DE-SAC WITH  
CHARMING VILLAGE.

## LOCATION

The property is located within Carnock, which is a popular residential village with handy local shopping for everyday requirements. There is an excellent Primary School together with Public House and Restaurant. Regular transportation is available into Dunfermline City Centre, which offers a variety of entertainment, and shopping facilities including the Kingsgate covered Shopping Centre, retail parks, health clubs and a selection of social amenities. Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the rail network and M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Glasgow, Stirling and the west.

## MEASUREMENTS

LOUNGE/DINER 27'4 x 10'2

KITCHEN 13'2 x 7'10

FAMILY ROOM 21'8 x 12'7

SHOWER ROOM 7'8 x 7'4

DOWNSTAIRS BEDROOM 11'8 x 9'5

BEDROOM 1 12'6 x 10'2

BEDROOM 2 9'0 x 8'6

BATHROOM 10'3 x 5'3

## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, garden shed and greenhouse.

## VIEWINGS

Viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline city centre travel west on the A907 proceeding along Carnegie Drive until the fourth set of traffic lights where you will turn right into William Street. At the top of William Street turn left into Rumblingwell following the road out of Dunfermline through the hamlet of Gowkhall sign posted for the village of Carnock. Take the first turning on the left into Camps Road and then left again into Glenfield where you will see the property situated in the cul de sac on the left hand side as sign posted.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

*Morgans*

SOLICITORS | ESTATE AGENTS | MORTGAGE & FINANCIAL ADVISERS  
33 EAST PORT | DUNFERMLINE | FIFE | KY12 7JE  
TEL: 01383 620222  
WWW.MORGANLAW.CO.UK

