



M o r g a n s

10 West Park  
Carnock, KY12 9JU  
Offers in the region of £170,000







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Beautifully presented extended detached family home quietly situated in cul-de-sac within popular west Fife village of Carnock. The subjects are a credit to the present owners and comprise entrance hall, lounge, family room, dining kitchen with appliances, double bedroom and shower room. On the upper level two further double bedrooms excellent storage and 5 piece modern bathroom. There are well maintained and private gardens to the front and rear providing a child and pet safe environment. Detached garage with power and light. The property benefits from double glazing and gas central heating. Essential Viewing. EPC Rating C.





## 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 18'4 X 11'10

DINING KITCHEN 16'9 X 11'6

FAMILY ROOM 10'6 X 7'10

SHOWER ROOM 5'11 X 4'7

BEDROOM 1 15'5 X 9'10

BEDROOM 2 11'2 X 9'2

BEDROOM 3 11'10 X 9'2

BATHROOM 12'6 X 5'11

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## EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings (except bedrooms and family room) together with integrated appliances and two garden sheds.

## VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

## TRAVEL DIRECTIONS

From Dunfermline town centre head west via Carnegie Drive on the A907 at the second set of traffic lights take a direct right into Bruce Street following the road round into Rumblingwell travel for approximately 2 miles on the A907 Carnock Road you will approach the village progress to the traffic lights and take a direct left into Carneil Road and then third turning on the left into West Park continue straight on where the property is situated as sign posted on the left.

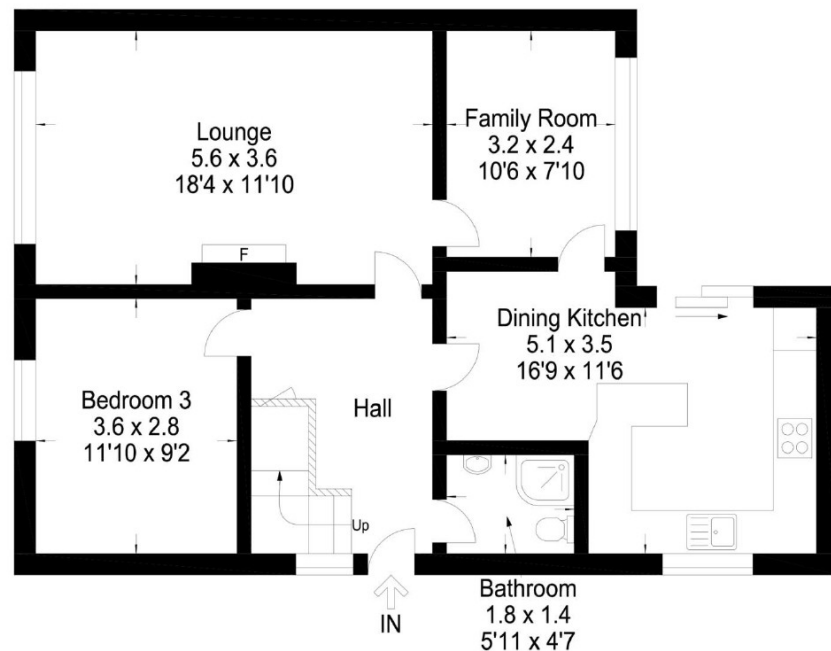
## MORGANS PROPERTY PACKAGE

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

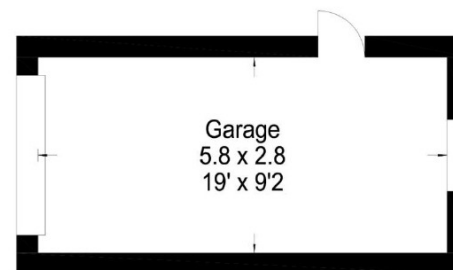








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2017

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**

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