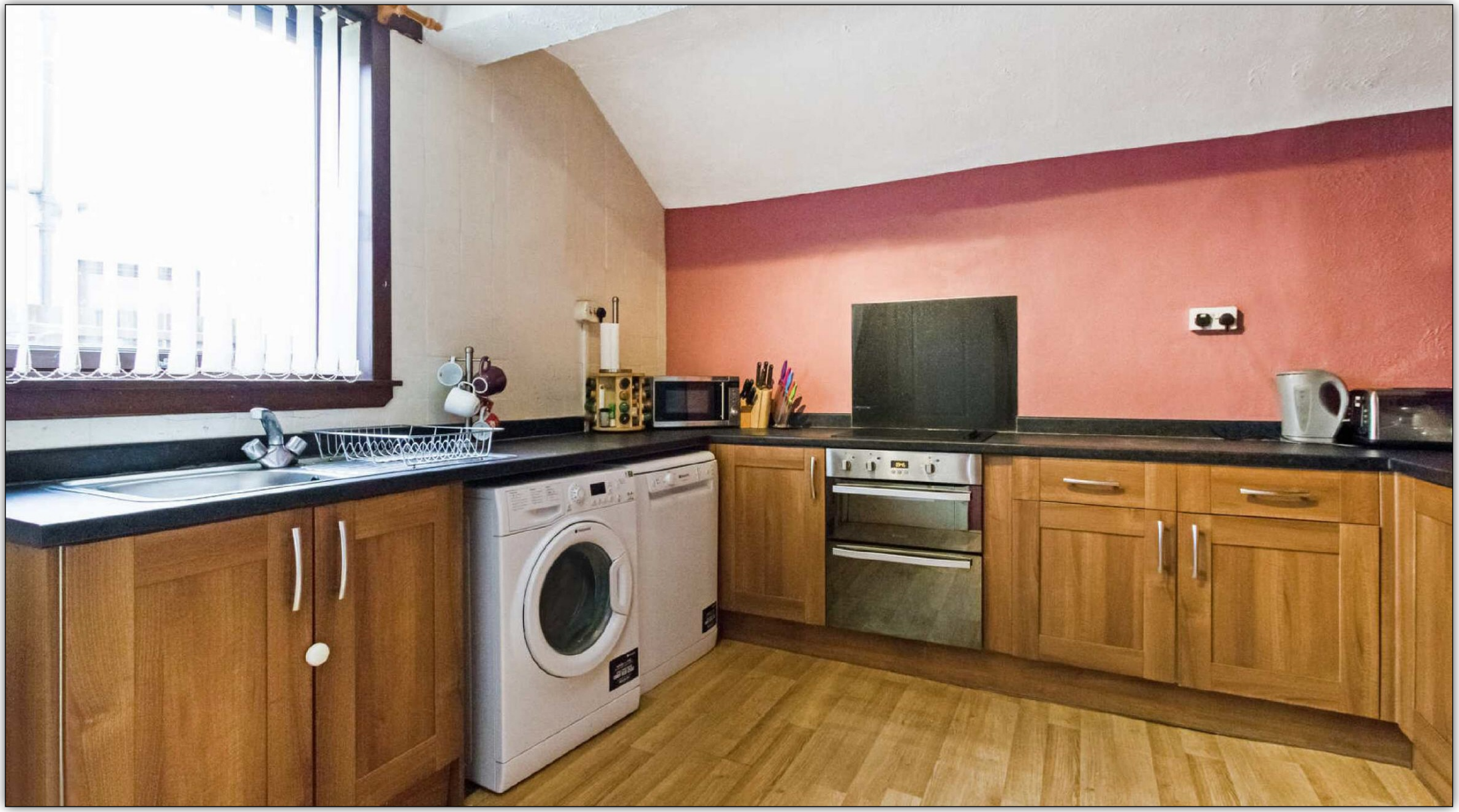
Morgans

4 Carneil Terrace
Carnock, Fife, KY12 9JL
Offers in the region of £115,000

4 Carneil Terrace
Carnock
KY12 9JL

Excellent opportunity to acquire generous semi detached villa in the quiet west Fife village of Carnock with local amenities and schooling to hand. The subjects are well presented and comprise: entrance hall/storage, lounge, dining room/third bedroom, breakfasting kitchen with appliances, two further double bedrooms and bathroom with shower overhead. The property benefits from good sized gardens providing a child and pet safe environment. The subjects are double glazed with gas central heating. Driveway and external brick storage unit. Essential Viewing. EPC RATING D



LOCATION

He 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. 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 bridges 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 14'5 x 12'6
DINING ROOM/BED 3 12'10 x 9'10
BREAKFASTING KITCHEN 11'6 x 11'2
BEDROOM 1 15'5 x 8'10
BEDROOM 2 11'2 x 9'6
BATHROOM 8'2 x 5'11
STORAGE SHED 11'2 x 6'3
.
.
.
.
.

EXTRAS INC. IN SALE

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

VIEWINGS

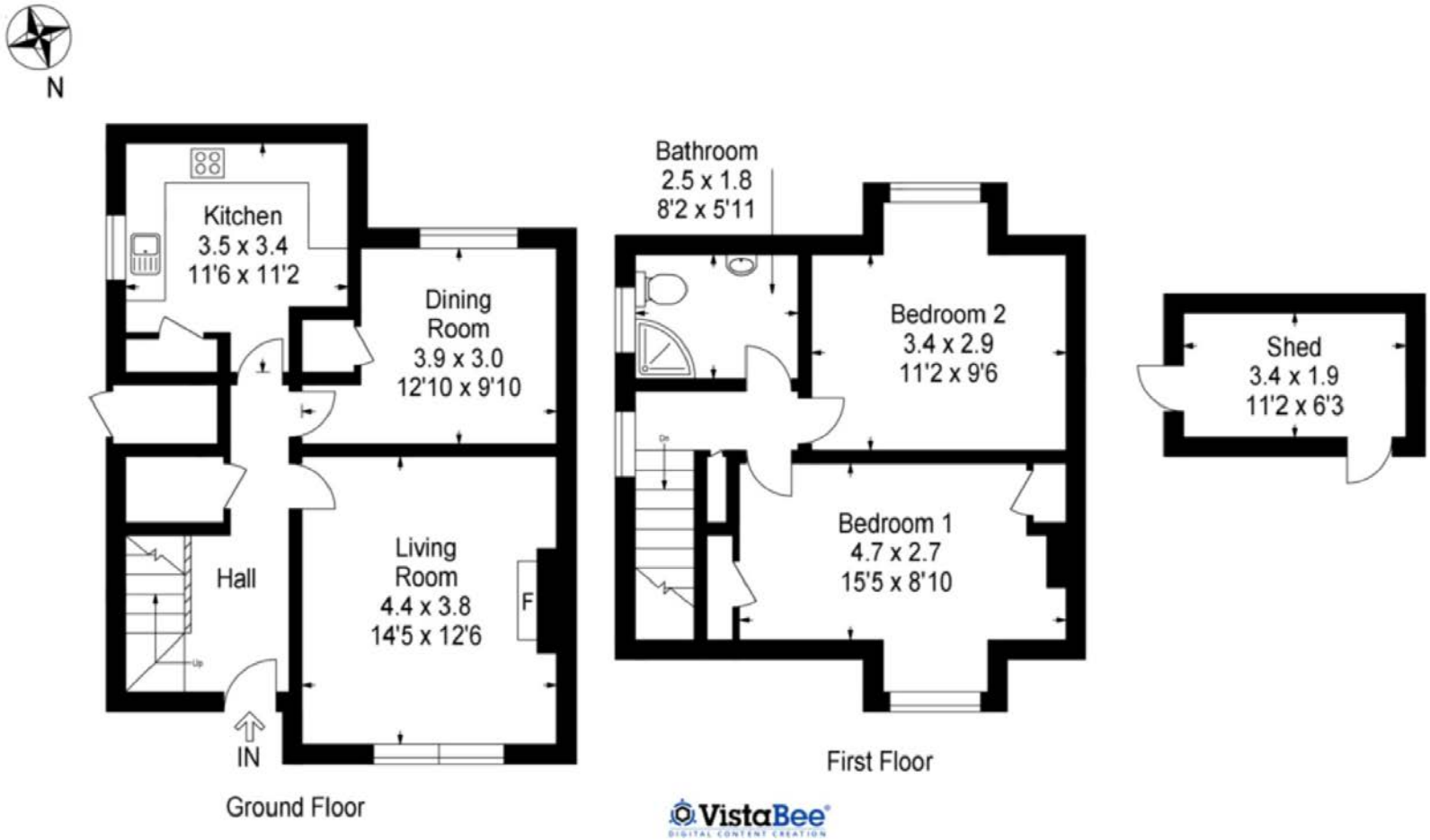
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

From Dunfermline city centre head west on the A907 proceeding onto the B9155 Baldridgeburn passing through the hamlet of Gowkhall you will approach the first village of Carnock. Take the second turning on the left and then left again where you will see the property situated on your right hand side as sign posted.

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.



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 2018

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 | Fax: 01383 621213
www.morganlaw.co.uk

ESPC espc.com
NAEA National Association of Estate Agents