

5 Carneil Road, Carnock, KY12 9JH  
Offers Over £152,000

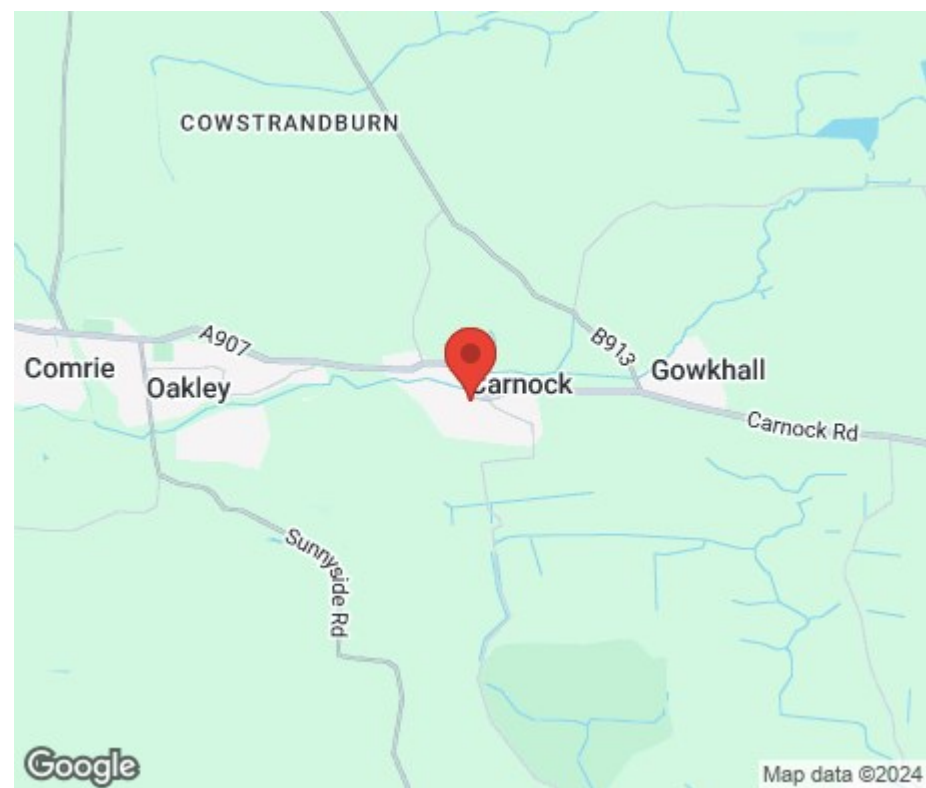






Generously proportioned two bed mid terraced villa, well appointed within the popular West Fife village of Carnock. The property is well presented and benefits from good outdoor space which is fully enclosed providing a child and pet safe environment. The gardens are well established with patio/seating area. There is parking bays to front. The subjects briefly comprise entrance porch, lounge/diner, kitchen and boxroom on the first floor. On the upper level there are two double bedrooms and bathroom with overhead shower. The property is double glazed with gas central heating.





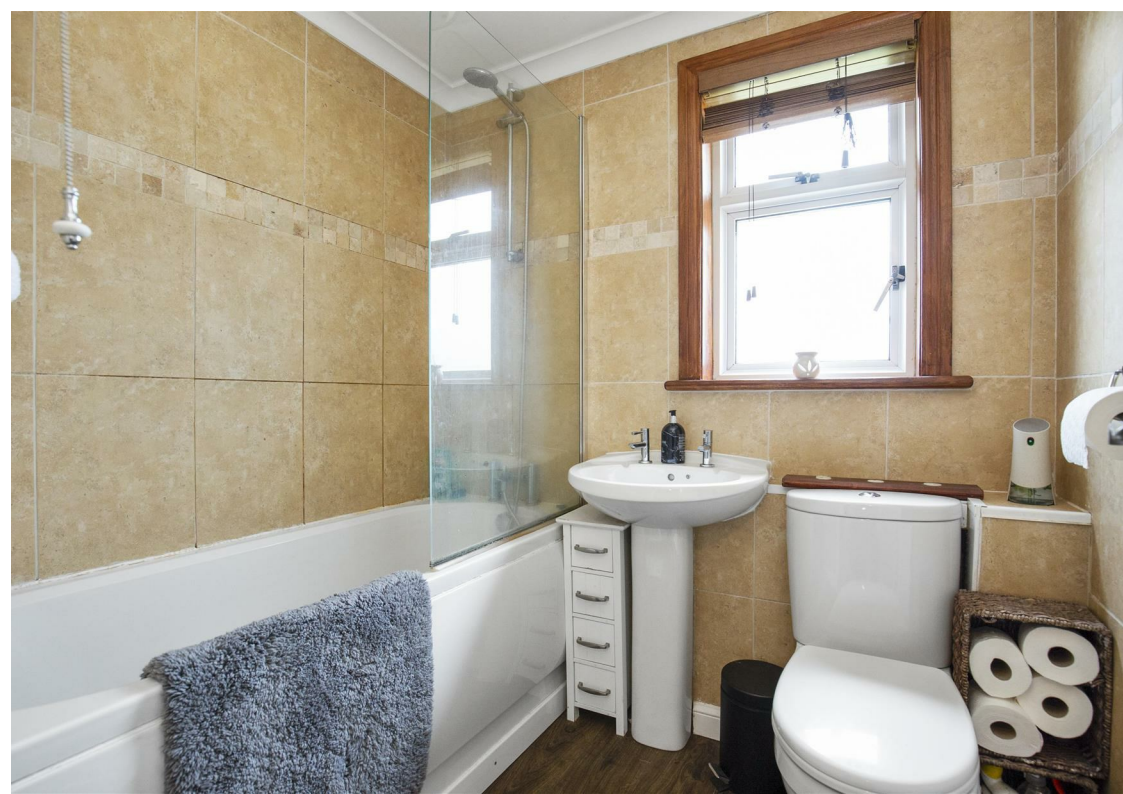
## LOCATION

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.

## EXTRAS INC. IN SALE/AGENTS NOTE

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

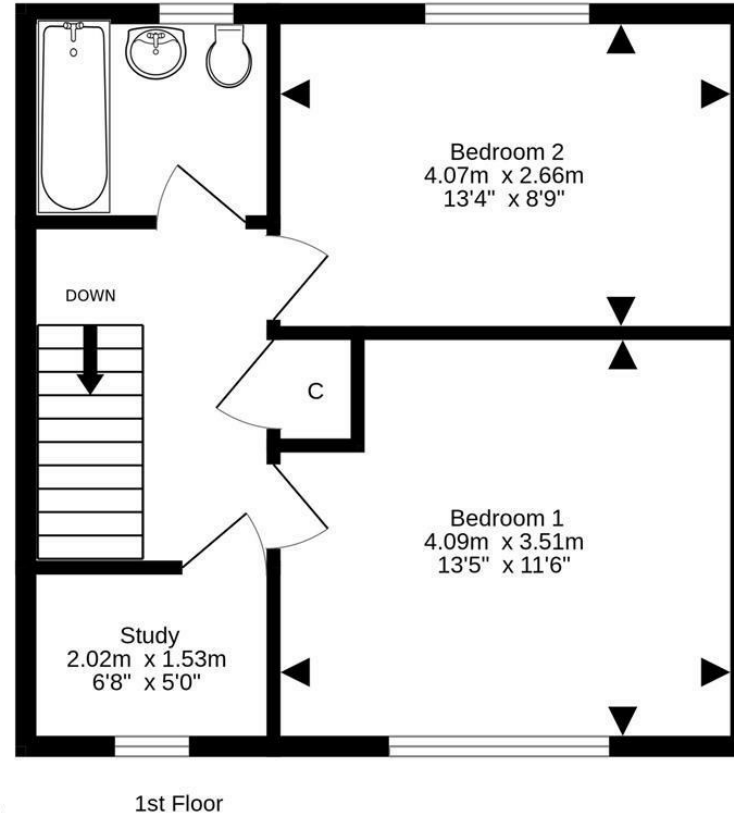
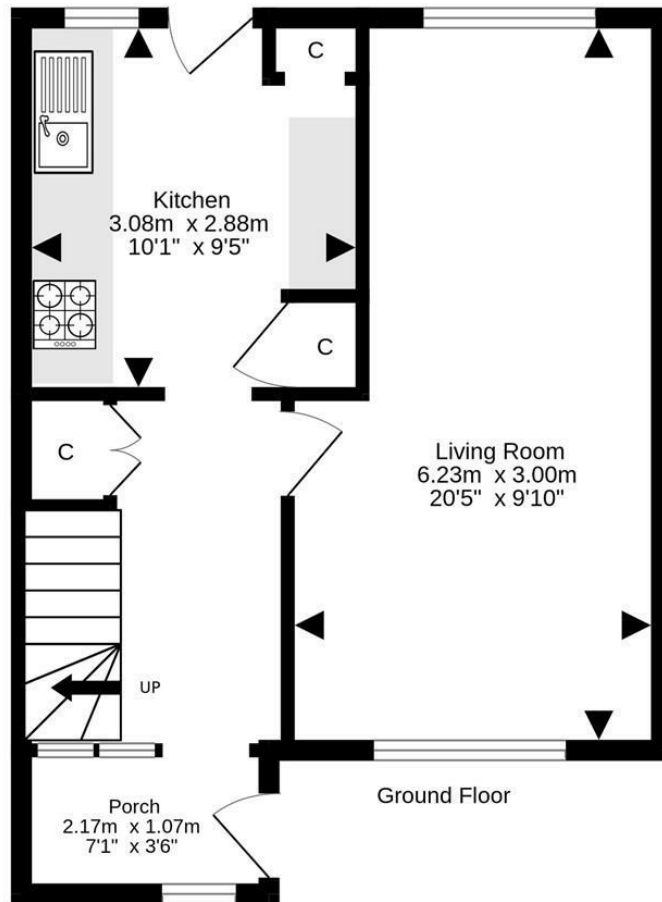
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







Bathroom  
1.95m x 1.67m  
6'5" x 5'6"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.