



Morgans

PROPERTY

35 Hawthorn Bank, Carnock, KY12 9JS

Offers Over £255,000





Three-bedroom detached home



Ground floor shower room



Lounge and dining room



Office/Study



Kitchen and Utility room



Upstairs Bathroom



EPC Rating -



Council Tax Band -



## Welcome

Well appointed within quiet cul-de-sac and occupying an enviable corner plot is this three-bedroom detached home offers generous and well-laid-out accommodation over two floors, extending to approximately 1,334 sq ft. With a practical and versatile layout, the property is well suited to a family seeking space and flexibility in a peaceful village setting. The ground floor is particularly well appointed, providing a lounge, a separate dining room, a fitted kitchen, a utility room, a dedicated office/study, and a shower room. The layout offers excellent separation between the living and working areas of the home, with the office/study adding a degree of flexibility rarely found at this price point. The first floor comprises three bedrooms and a family bathroom. Two of the bedrooms are generous doubles with built-in wardrobe storage. Built-in storage is provided throughout the first floor. A detached garage and driveway provides secure parking or additional storage. The gardens and grounds are well maintained offering privacy and a child and pet safe environment. Situated in the village of Carnock, KY12 9JS, the property is within easy reach of transport links, primary school and the amenities of nearby Dunfermline.





## 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.









## Carnock

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.

## Morgans Property Package

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

# 35 Hawthorn Bank, Carnock, KY12 9JS



Total Area: 123.9 m<sup>2</sup> ... 1334 ft<sup>2</sup> (excluding garage)



All measurements are approximate and for display purposes only



SOLICITORS | PROPERTY  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.