

Morgans PROPERTY

9 Carneil Gardens, Carnock, KY12 9LQ

Fixed Price £325,000

4 3 2 B







- Impressive detached family home with vestibule Cloakroom Cupboard
- Vast 23ft kitchen/dining room
- Superb 16ft lounge
- EPC Rating - B
- Utility room and downstairs WC
- Four bedrooms, principal en suite & Family bathroom
- EV Charger
- Council Tax Band - F











Welcome

This impressive four-bedroom detached family home offers over 1,450 square feet of well-appointed accommodation across two floors, together with a substantial garage extending to over 20 feet in length, in the desirable village of Carnock. The ground floor provides an entrance vestibule with a cloakroom cupboard leading to an excellent range of living spaces, comprising a vast 23-foot kitchen/dining room and a superb 16-foot lounge. A utility room and downstairs WC complete a highly functional ground-floor layout. Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom further benefitting from its own private en suite. Fitted wardrobes and landing storage provide excellent practicality throughout the upper floor. The property is situated in an enviable plot with beautifully landscaped gardens with patio area. Located in Carnock, the property enjoys a peaceful village setting while remaining within easy reach of Dunfermline, making it a superb family base with excellent local connections.









EXTRAS INC IN SALE / AGENTS NOTE

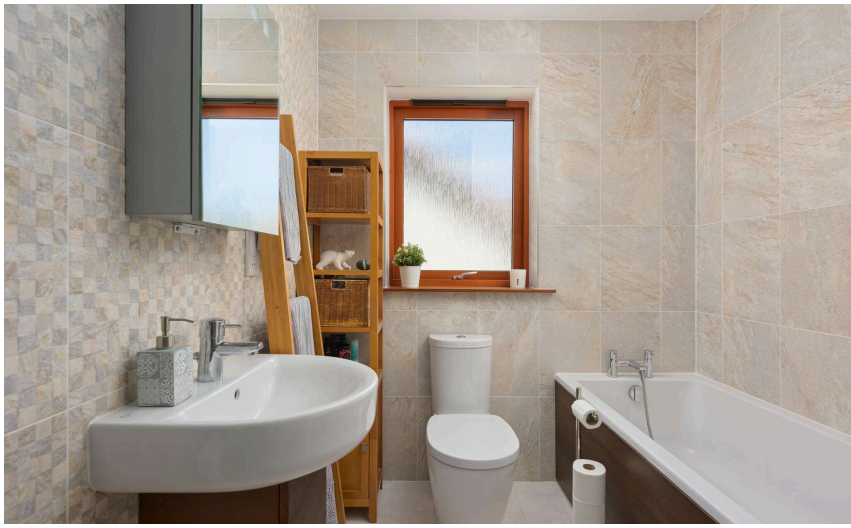
All floor coverings, blinds, bathroom and light fittings together with integrated appliances & Tumble dryer.

Other items are available by separate negotiation.

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.


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GOOD TIMES


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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.

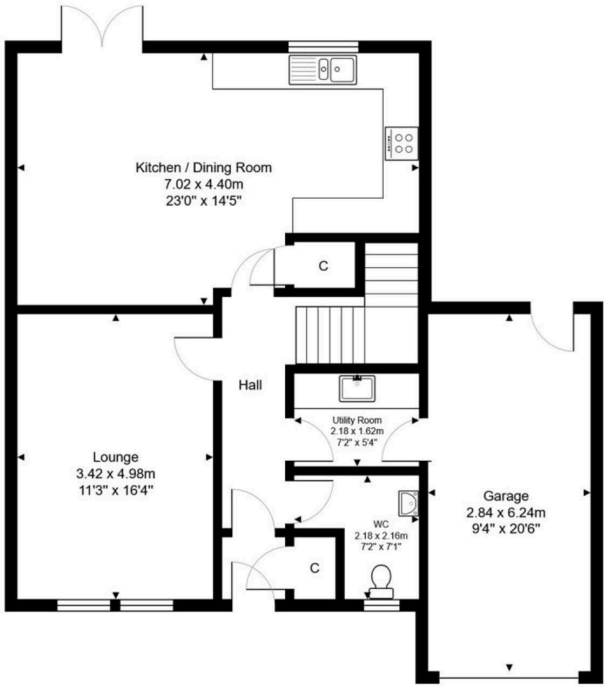
Morgans Property Package

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.

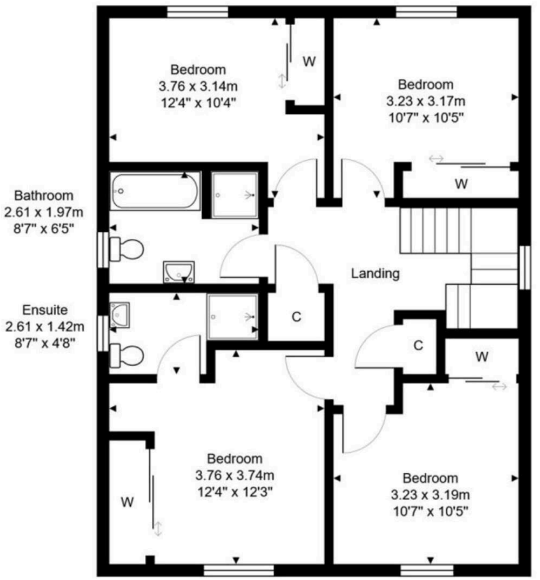
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Total Area: 135.2 m² ... 1455 ft² (excluding garage)

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

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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.