



Morgans

PROPERTY

32 Clune Road, Gowkhill, KY12 9NZ

Offers Over £560,000



5



3



3



C



Substantial five-bedroom detached bungalow



Self-contained annexe accommodation



Spacious 17ft living room and dining area



EPC Rating - C



Generous kitchen with separate utility



Family room and dedicated study



Principal bedroom over 19ft with en-suite



Council Tax Band - G





Welcome

This substantial five-bedroom detached bungalow offers over 2,700 square feet of versatile, single-storey accommodation in the village of Gowkhill, together with a double garage and an outdoor garden room. The main house is designed for family living, with a spacious 17-foot living room flowing into a dining area, ideal for entertaining. The generous kitchen is complemented by a separate utility room, while a family room, dedicated study, and WC provide excellent flexibility for modern living and home working. Four bedrooms are included in the main house, with the principal bedroom particularly impressive at over 19 feet in length and benefiting from its own en-suite shower room. A family bathroom with a bath serves the remaining bedrooms, with built-in wardrobes throughout. A particular feature of the property is the self-contained annexe accommodation, comprising its own lounge, fitted kitchen, bedroom with en-suite bathroom, and WC. This is ideal for multi-generational living, guests, or potential rental income. Externally, the property further benefits from a garden room with a covered seating area, perfect for use as a home office, studio, or summer house. There is a large driveway providing parking for several vehicles with generous well maintained landscaped gardens to the front and rear.





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 to the interlinked system installed in this property.









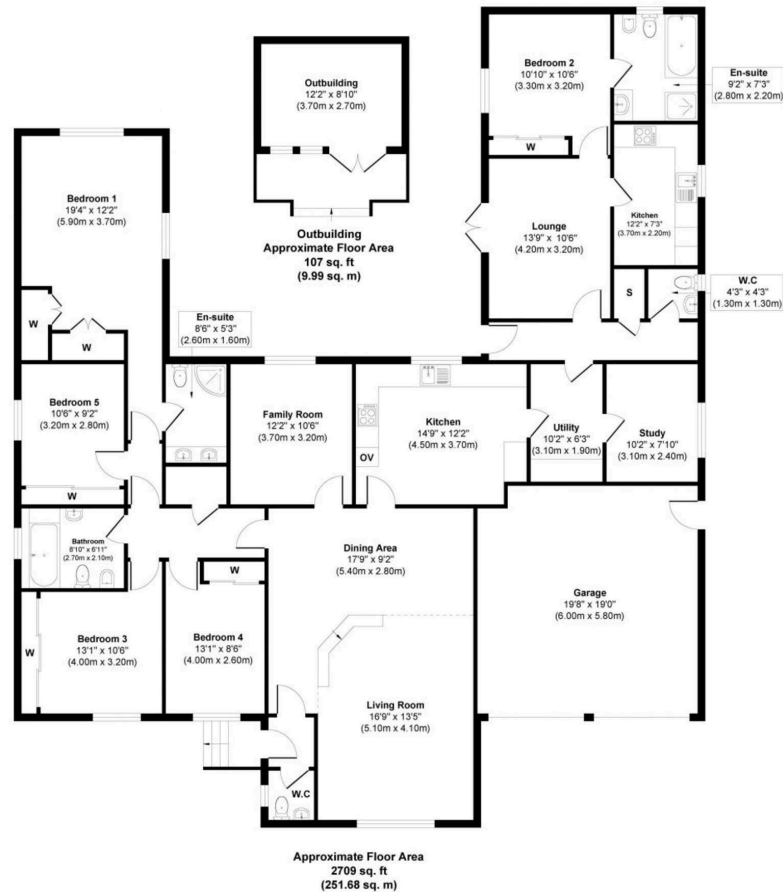
Gowkhall

Gowkhall is a small hamlet of executive homes located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides 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 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.

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.





9AM MEDIA

Approx. Gross Internal Floor Area 2816 sq. ft / 261.67 sq. m (Including Outbuilding&Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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