




McEwan Fraser Legal

Solicitors & Estate Agents

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20 Glenfield

CARNOCK, DUNFERMLINE, FIFE, KY12 9JW

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Carnock is a delightful village located approximately 2.5 miles northwest of Dunfermline. The village is steeped in history and dates back to the 1500s. Within the village, there is a local primary school, Parish church, community centre and The Inn@Carnock with restaurant and bar. There are two bus stops serving east and west. For the commuter, easy access can be gained to both Forth (13 miles) and Kincardine (10 miles) bridges via the A907.

Once inside, you will be greeted with first class specification and cleanliness. There is an entrance hallway allowing access to all rooms. An impressive lounge with large picture window floods the room with natural light and offers extensive views. The dining area will accommodate a large dining table and chairs. The spacious kitchen has an extensive area of worktops, a breakfast dining table and is fitted throughout with good quality floor and wall-mounted units. All three bedrooms are double in size, two of which have built-in storage space. The main bathroom is spacious and offers a contemporary three piece suite.

The property also includes double glazing throughout, gas central heating and a large garage. The front garden includes a paving with overlook grass and shrubs, while the enclosed rear garden offers great privacy which is bordered by grass and shrubs. This property is available for immediate entry.

Viewing is highly recommended.



first class
specification
and cleanliness



SPECIFICATIONS, FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	7.51m (24'8") x 3.68m (12'1")
Kitchen	3.60m (11'10") x 2.81m (9'3")
Bedroom 1	4.19m (13'9") x 3.15m (10'4")
Bedroom 2	3.79m (12'5") x 2.81m (9'3")
Bedroom 3	3.24m (10'8") x 3.13m (10'3")
Bathroom	2.81m (9'3") x 1.99m (6'6")

Gross internal floor area (m²): 90m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and cooker.

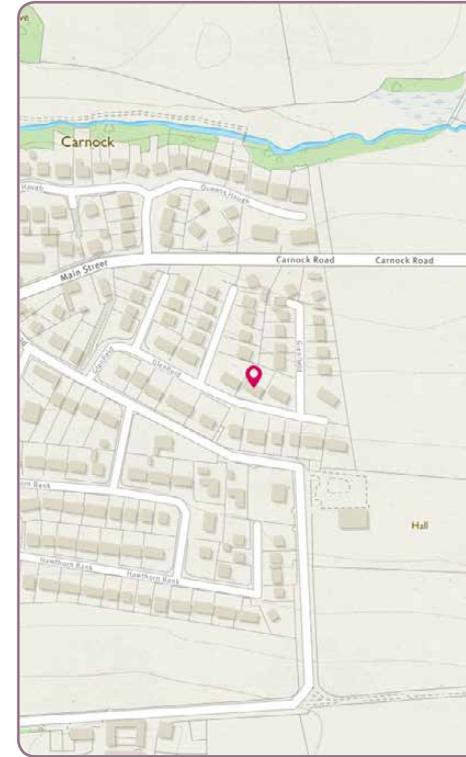


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