

Langside

CARNOCK ROAD, GOWKHALL, FIFE, KY12 9NX


McEwan Fraser Legal
Solicitors & Estate Agents



Gowkhall

FIFE, KY12 9NX



The Location

Gowkhall is a hamlet in Fife Scotland, 3.6 miles west of Dunfermline. The nearest village of size is Carnock 0.8 miles to the west, which has a church and primary school.

The historic town of Dunfermline is a vibrant and culturally rich centre. The birthplace of Andrew Carnegie and the resting place of Robert the Bruce in the famous Dunfermline Abbey. Dunfermline is a modern city offering all the attractions and facilities you would expect, including The Kingsgate Shopping Centre and retail parks with a selection of superstores, restaurants and bars. Within the



Dulloch area, you have Fife Leisure Park which is home to a ten-screen cinema, private health club, bingo and mini-golf. For those who enjoy the outdoors, there are several public parks and woodlands throughout Dunfermline, for the keen golfers you have three private courses within close proximity.

Dunfermline is located approximately five miles from the Forth Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee.



Langside

CARNOCK ROAD



The Property

McEwan Fraser Legal is delighted to present this fantastic six bedroom detached house in Gowkhall, offering flexible living throughout. Surrounded by several acres of grazing land that can be formed into paddocks, the house showcases picturesque views of the West Fife countryside, making for an ideal family home and/or to suit those with interests in equestrianism. Inside, the property comprises of:





Ground Floor

- Fully equipped partially-tiled kitchen with a range of base and wall-mounted units, 5 ring gas hob, double electric oven and extractor hood
- Spacious living area accessed via double-doors with a feature bay-window and real flame gas fire
- Two spacious double bedrooms, both offering flexible living
- Fully-tiled four-piece shower room with a heated towel rail
- Large dining hall with staircase to the first floor and a sliding glass double-door leading to the garden
- Fully-fitted utility/boot room housing the boiler, electricity meter and washing machine with access to a separate attic space





*“...Fully equipped
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of base and wall-
mounted units, 5
ring gas hob, double
electric oven and
extractor hood...”*





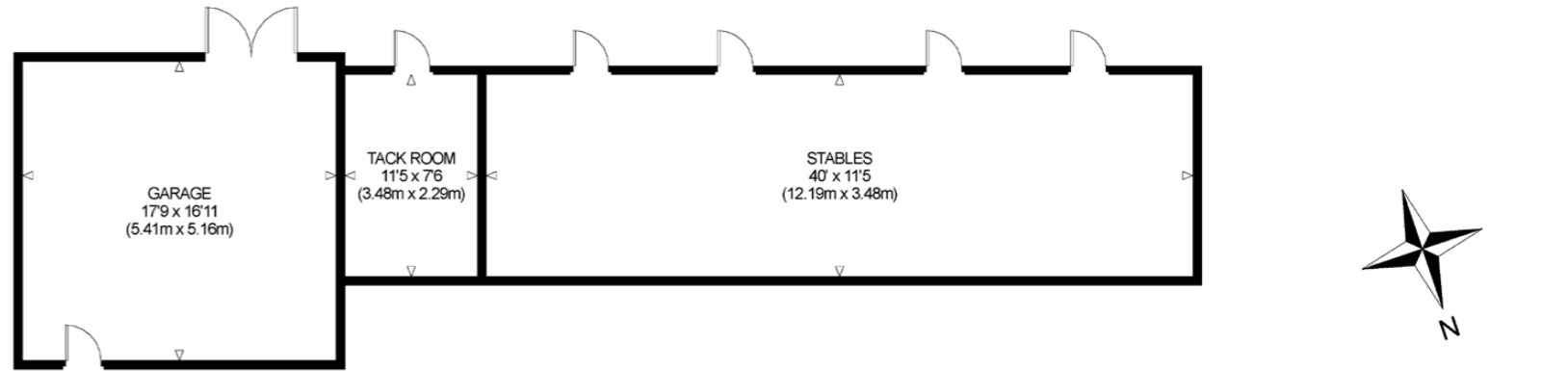
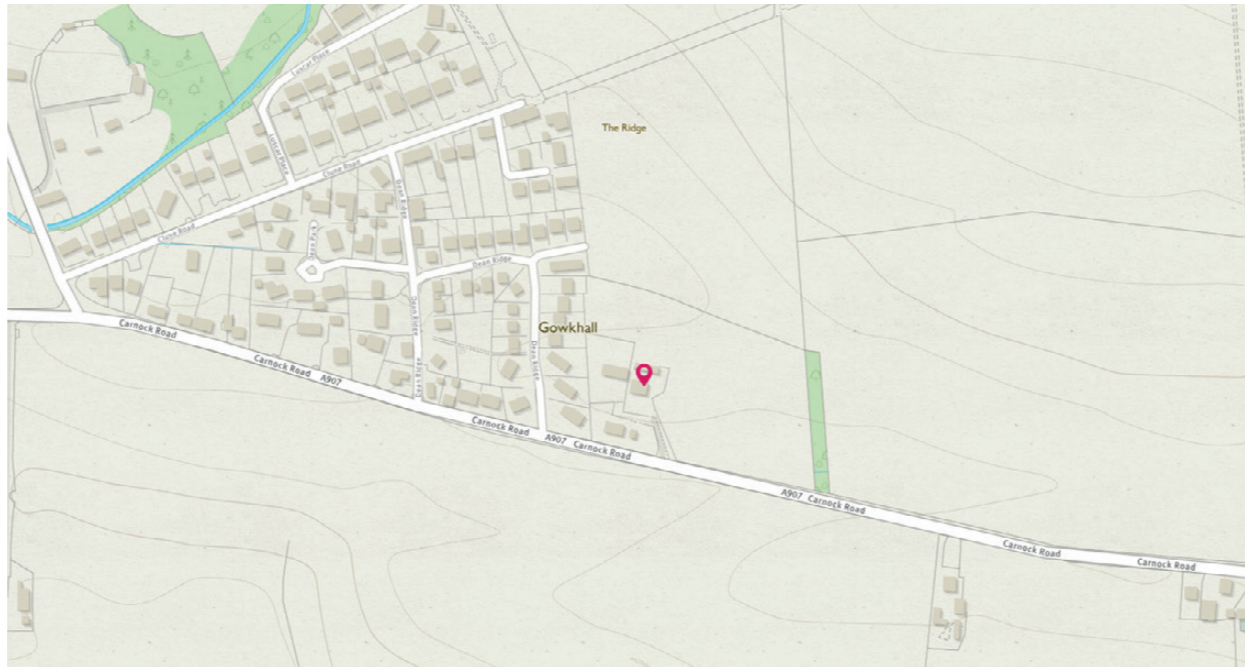
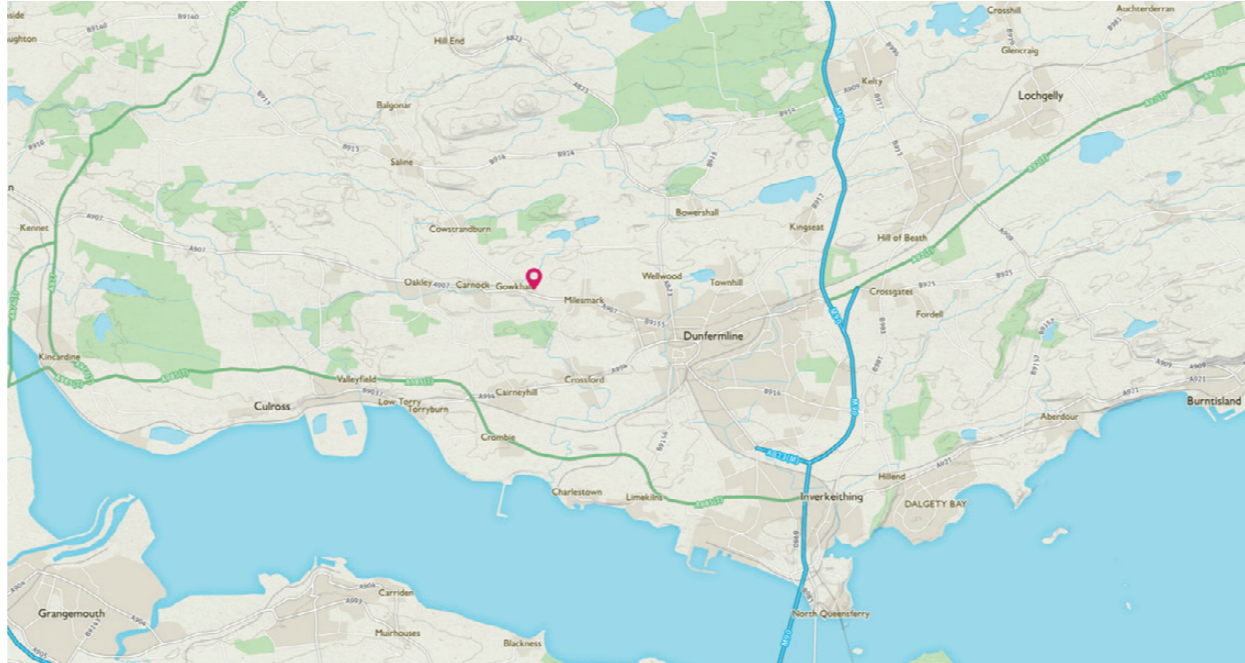


First Floor

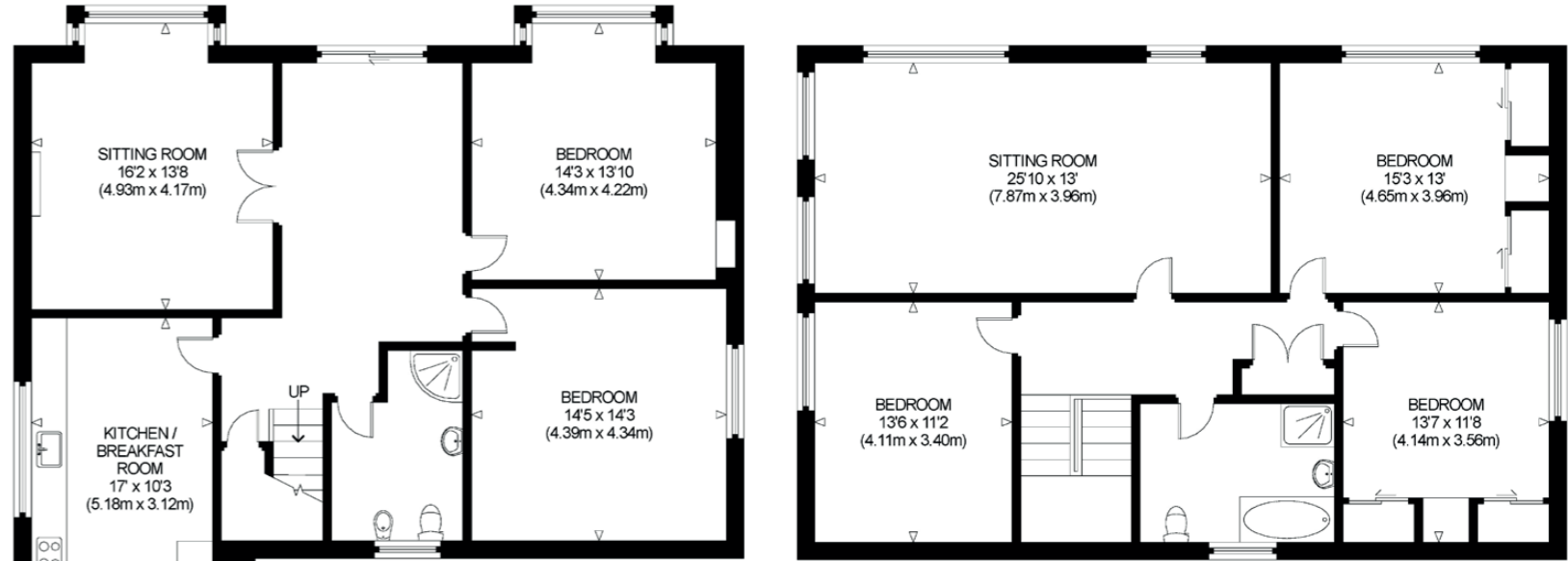
- Large dual-aspect lounge/home office with stunning countryside views, which offers flexible use as a master bedroom
- Double bedroom with a feature ceiling beam, built-in double wardrobes and a central dressing table inset
- Double bedroom with two built-in double wardrobes
- Double bedroom with a feature ceiling beam
- Partially-tiled 4-piece family bathroom

In addition to this, the property includes a garage, more than ample parking for residents and visitors alike, 4 working stables and a tack room as well as solar panels. This is a rare opportunity to acquire a beautiful house in a fantastic scenic location.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 854 SQ FT / 79.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1126 SQ FT / 104.6 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1240 SQ FT / 115.2 SQ M

LANGSIDE, GOWKHALL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2366 SQ FT / 219.8 SQ M
(EXCLUDING OUTBUILDING)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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