

# 2 West Park

CARNOCK, DUNFERMLINE, FIFE, KY12 9JU



*Wonderful four-bedroom family home  
nestled in the heart of the village*



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We are delighted to offer to the market this superb, four-bedroom, detached house, situated within a popular residential area. Room dimensions are generous, and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation; it would make for a fantastic family home.

# THE LOUNGE/DINER

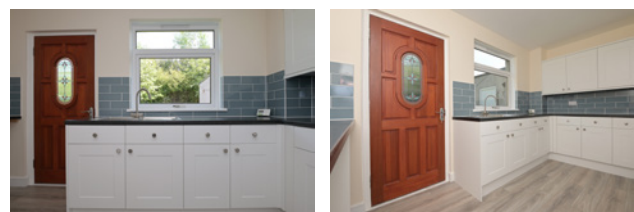


Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises: a hallway entrance with access to all apartments on this level. The immediately impressive lounge has a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the open-plan dining area with new flooring through the living room and dining area, which has ample space for a table and six chairs for more formal dining with friends and family.

# THE KITCHEN



The kitchen has been newly fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as an oven, hob and extractor hood. Bedroom three is also located on the ground level.



# BEDROOM 4





The upper level comprises a useful bedroom that is perfect for those requiring to work from home and two well-proportioned double bedrooms. Both bedrooms benefit from built-in wardrobes. A contemporary modern fully tiled three-piece family bathroom completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



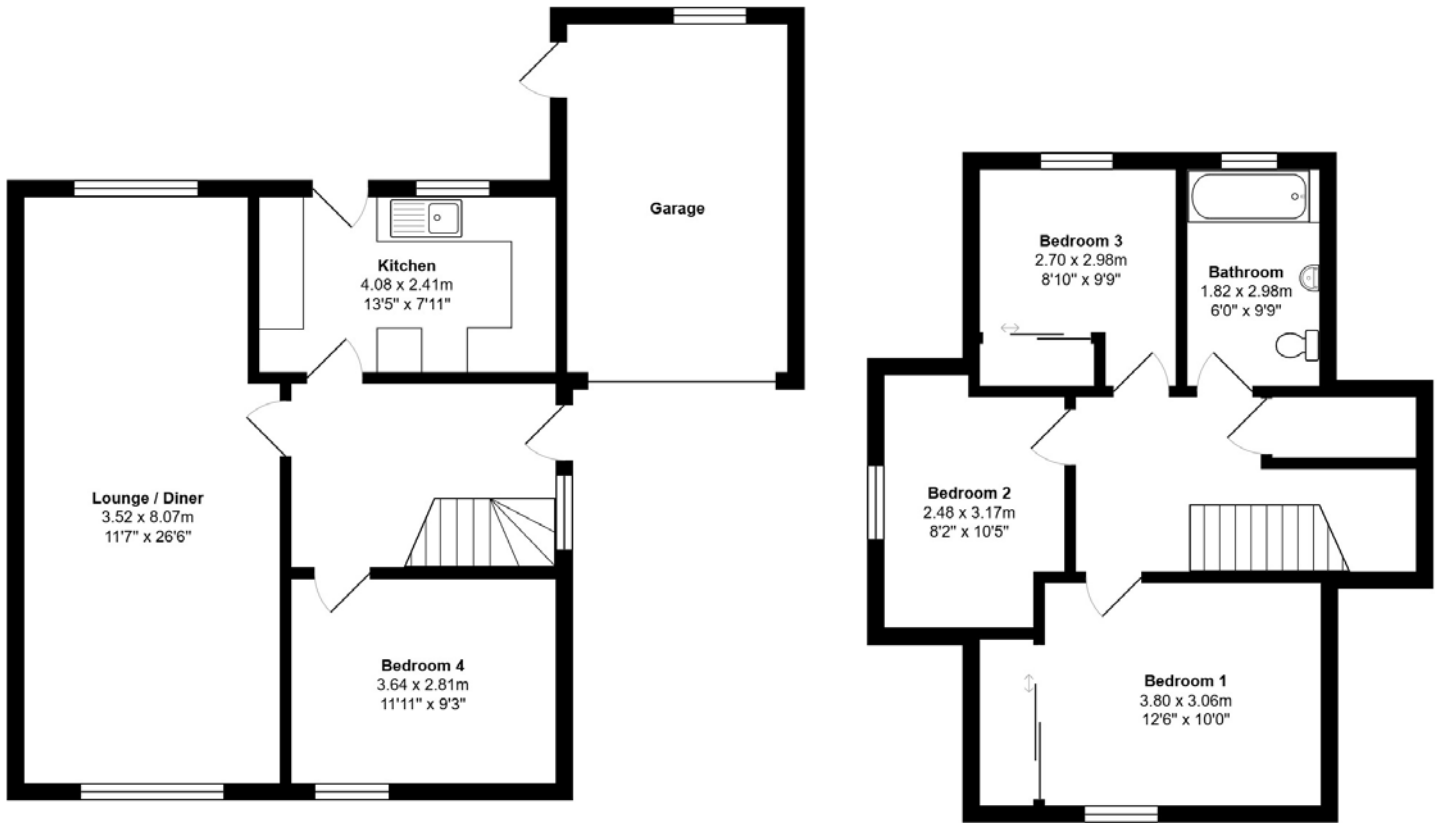
There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for up to three vehicles. There is also an external garage with a door that has lighting and power. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout. The property has scope to extend with the correct planning.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS

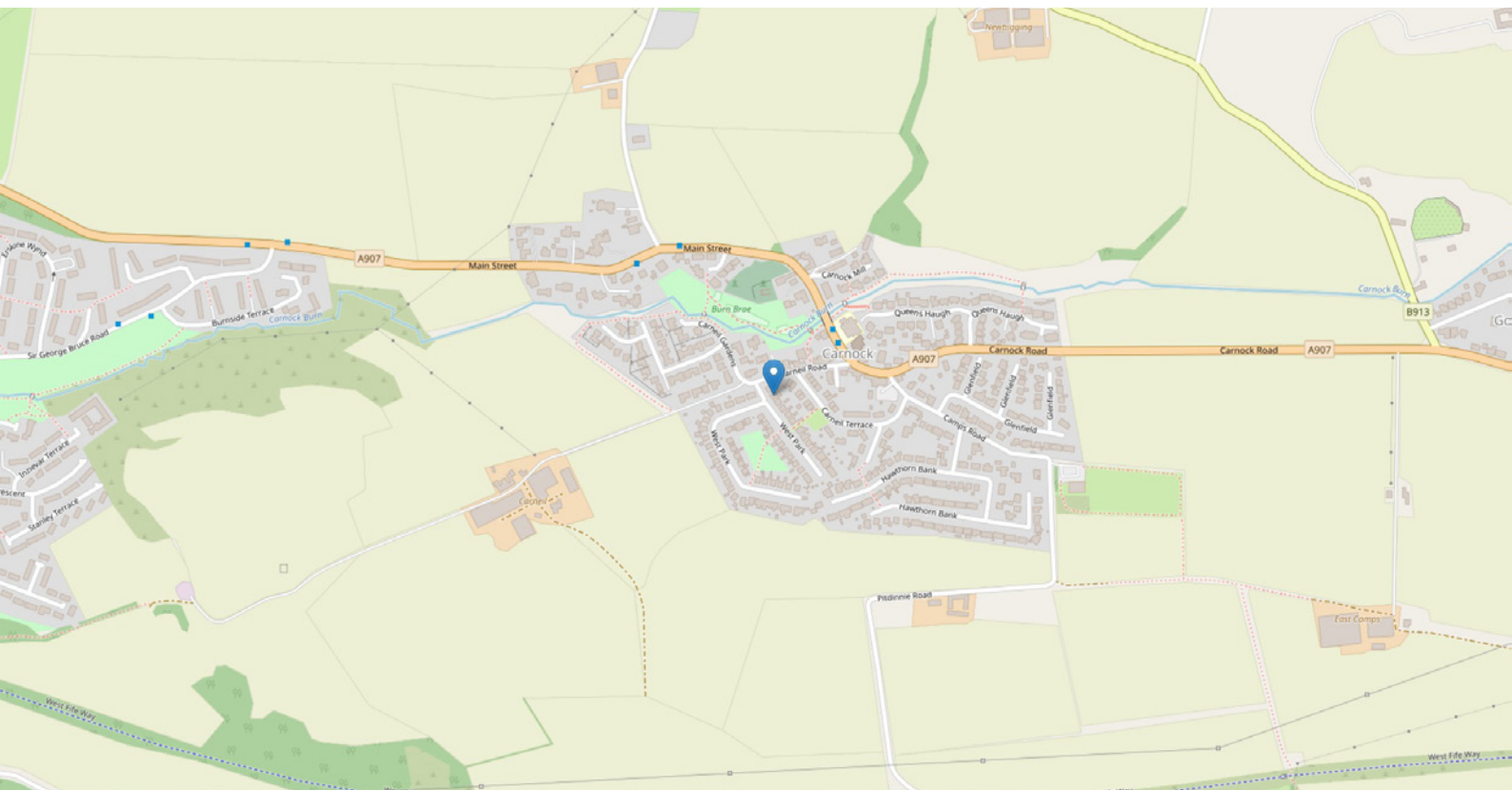


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled in the rolling Fife countryside, Carnock is a charming village that offers the perfect balance between peaceful rural living and convenient access to Dunfermline, Edinburgh, and beyond. With a rich history, strong community spirit, and excellent amenities close at hand, Carnock is an ideal choice for families, professionals, and those seeking a quieter pace of life without compromising on connectivity. Families will appreciate the highly regarded Carnock Primary School, a well-established village school known for its excellent learning environment. For secondary education, the area falls within the catchment for Queen

Anne High School in Dunfermline, offering a broad curriculum and a strong reputation for academic and extracurricular excellence. For those considering independent education, Dollar Academy and The Edinburgh Academy are both within reach.





Despite its tranquil setting, Carnock is exceptionally well-connected. The nearby M90 motorway provides quick access to Edinburgh, Perth, and Dundee, making commuting seamless. Dunfermline Town and Dunfermline Queen Margaret train stations offer regular rail services to Edinburgh Waverley, with journey times of around 30 minutes. There are also frequent bus routes linking Carnock to Dunfermline, Stirling, and Glasgow, while Edinburgh Airport is just a 30-minute drive away, perfect for both business and leisure travel.

While Carnock retains its peaceful, village charm, all essential amenities are easily accessible. Just a short drive away, Dunfermline provides an excellent selection of supermarkets, independent retailers, cafes, and restaurants. The Kingsgate Shopping Centre is home to well-known high-street brands, while nearby retail parks include stores such as Marks & Spencer, Aldi, TK MAXX, and Home Bargains.

For leisure and recreation, the area offers an abundance of opportunities. The West Fife Woodlands and surrounding countryside provide fantastic walking and cycling routes, perfect for those who enjoy the great outdoors. Golfers can enjoy nearby courses, including Dunfermline Golf Club and the prestigious courses along the Fife Coastal Golf Trail. For family entertainment, Fife Leisure Park offers a cinema, bowling alley, gym, and various dining options, ensuring there is something for everyone.

With its welcoming community, excellent transport links, and easy access to schools, shopping, and leisure facilities, Carnock is the perfect location for those seeking a beautiful rural setting with all the benefits of modern convenience.



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