



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**79 Queens Haugh**

CARNOCK, DUNFERMLINE, KY12 9GQ

# *The Location*

“steeped in history and dates back to the 1500s”



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.

# 19 Queens Haugh



We are delighted to offer to the market this individually designed executive villa ideal for a growing family within a much sought after village location. The property has been built and maintained to a very high standard both inside and out.

On entering the property, there is an entrance vestibule with storage. The welcoming reception hall has a wonderful solid wood staircase. The large kitchen/dining area is situated to the rear of the property with access to the conservatory offering magnificent views over the garden grounds and countryside beyond. The family

kitchen has a wealth of floor and wall mounted units with feature lighting, while the dining area has ample space for a dining table and chairs. The well-appointed lounge is located to the front of the property with a spacious family room to the rear. A utility room with walk-in pantry storage (and access from the garage) completes the ground floor.

To the upper level, there are 5 double bedrooms with the master benefitting from an en-suite shower room and dressing area with built-in wardrobes. Bedroom 2 also benefits from an en suite shower room. Except for bedroom

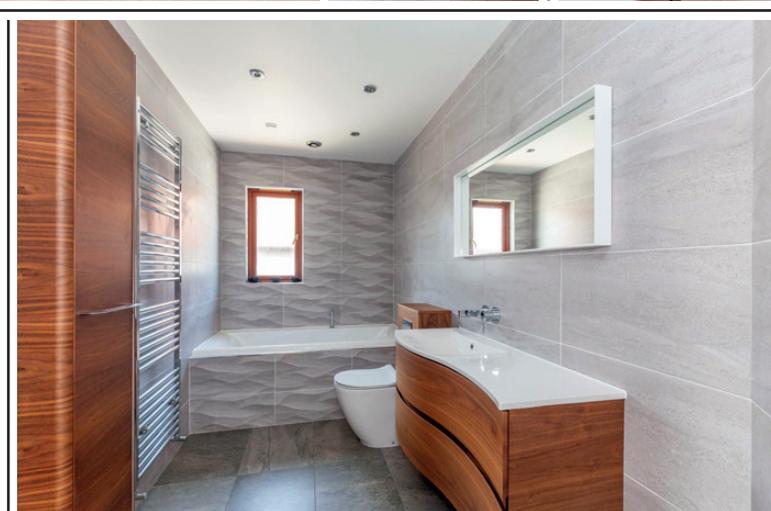
5, currently utilised as a study, the remaining bedrooms have double mirrored wardrobes. The high specification 4-piece family bathroom with a whirlpool bath completes the accommodation on offer. Gas central heating and double glazing have been installed throughout the property.

There are lovely gardens to the front and rear. A large decked area at the bottom of the garden overlooks a small stream and provides a great backdrop for entertaining.

A mono-block driveway leads to a double garage with electric door.

“individually designed executive villa ideal for a growing family”





# Specifications

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Living Room	5.53m (18'2") x 3.93m (12'11")
Family Room	3.93m (12'11") x 3.82m (12'6")
Kitchen	4.96m (16'3") x 2.67m (8'9")
Dining Area	4.47m (14'8") x 3.55m (11'8")
Conservatory	3.59m (11'9") x 3.54m (11'7")
Utility	4.96m (16'3") x 1.73m (5'8")
WC	1.78m (5'10") x 1.08m (3'7")
Garage	5.60m (18'4") x 4.96m (16'3")

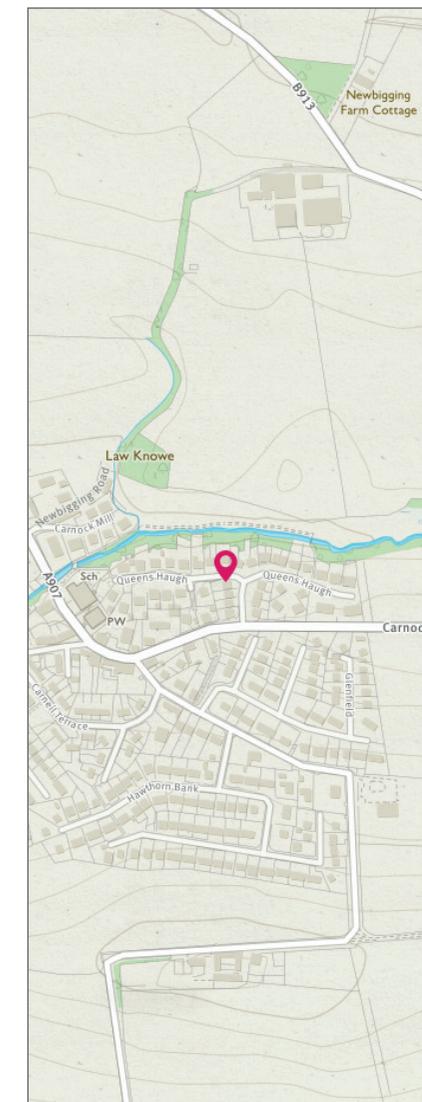
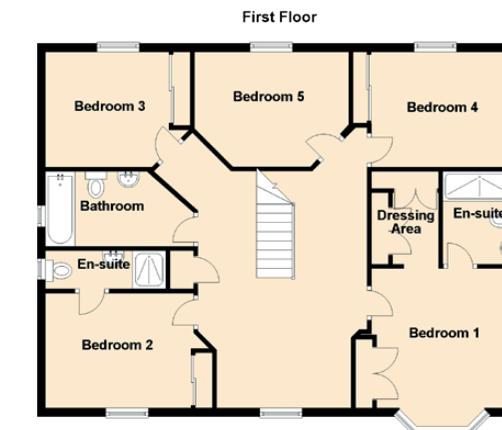
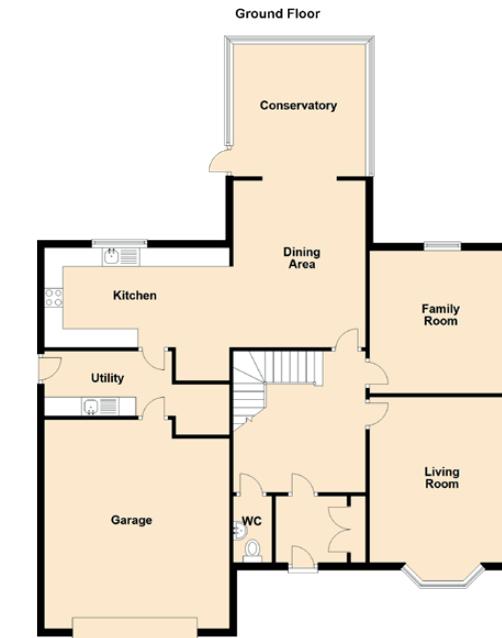
## First Floor

Bedroom 1	4.36m (14'4") x 3.94m (12'11")
En-suite	2.18m (7'2") x 1.73m (5'8")
Dressing Area	1.54m (5'1") x 1.40m (4'7")
Bedroom 2	3.93m (12'11") x 2.67m (8'9")
En-suite	3.10m (10'2") x 0.90m (2'11")
Bedroom 3	3.41m (11'2") x 2.71m (8'11")
Bedroom 4	3.41m (11'2") x 2.71m (8'11")
Bedroom 5	3.63m (11'11") x 2.70m (8'10")
Bathroom	3.90m (12'10") x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 192m<sup>2</sup>

EPC Rating: C

Extras (Included in the Sale): Floor coverings, light fittings, blinds, window coverings and integrated appliances.





  
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