

7 Carnock Mill

CARNOCK, DUNFERMLINE, KY12 9JZ



Wonderful four-bedroom executive family home in a quiet exclusive small development



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McEwan Fraser Legal are delighted to bring to market 7 Carnock Mill, a spacious and beautifully presented executive detached villa forming part of an exclusive small development in the sought-after location of Carnock.

This superb property boasts four bedrooms (master with en-suite facilities), a sitting room, a beautiful lounge and a separate dining room with a stunning kitchen and the potential to convert the double integrated garage into another public room, or a home office.

THE LOUNGE



Entered via the impressive hallway with a feature staircase made from oak, the ground floor accommodation flows well and is ideal for modern family living. The lounge is located at the front of the property with a large window flooding the room with light.

THE KITCHEN & UTILITY



The kitchen is an area which could be used as an informal dining area, is flooded with natural light and overlooks the rear garden. Off the kitchen is a well-equipped utility room with a large store and external access. A further formal dining room and a separate sitting room can also be found on the ground floor, both large in size and could be used for various needs such as another bedroom if required. There is also a useful cloakroom and WC on this level.



THE DINING ROOM



THE SITTING ROOM



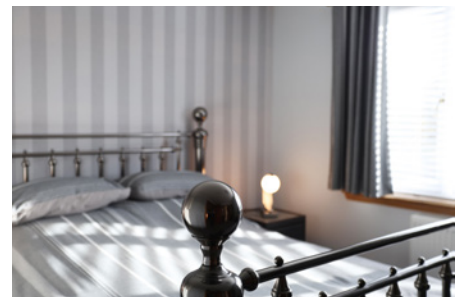
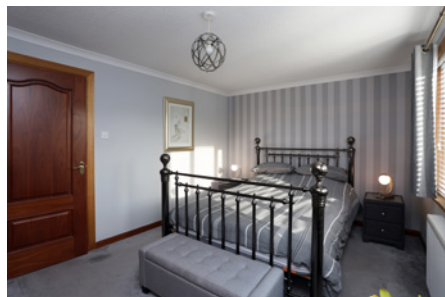


An impressively turned stair rises to a well-proportioned first-floor landing where you will discover three double bedrooms on this level. The master benefits from en-suite shower facilities. All three bedrooms have the advantage of built-in storage with the master bedroom having particularly extensive wardrobe space. In addition, there is a lovely family bathroom serving bedrooms three and four.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



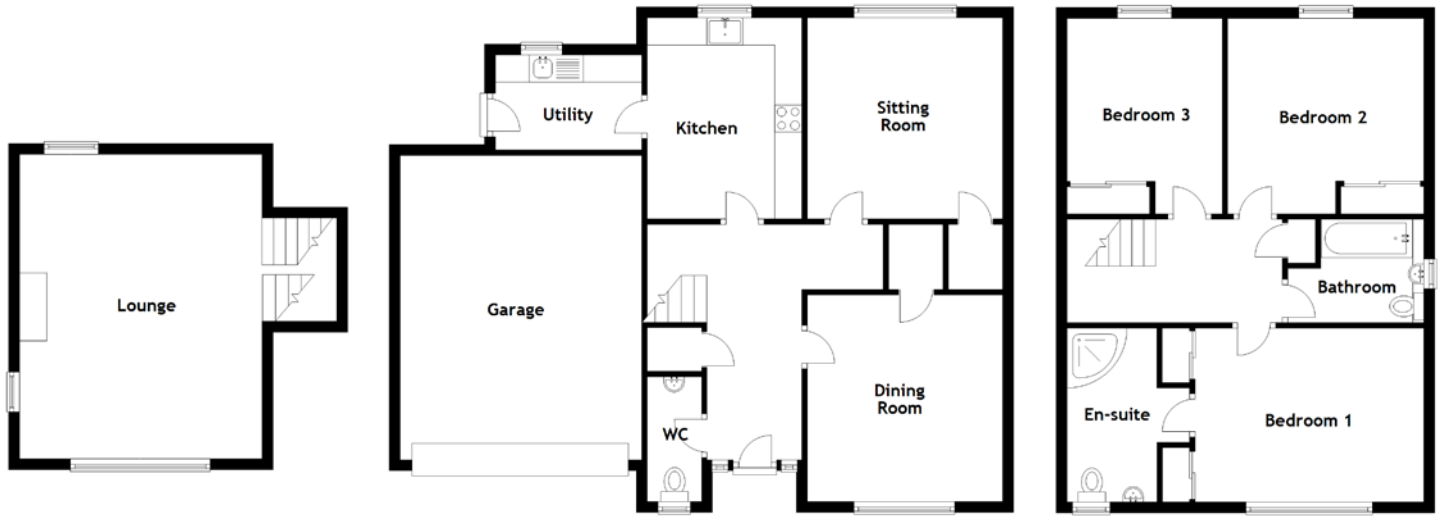
Externally the property is surrounded by well-maintained gardens with paving. There is ample off-street parking provision for several vehicles in addition to a large integral double garage with access to the main house.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



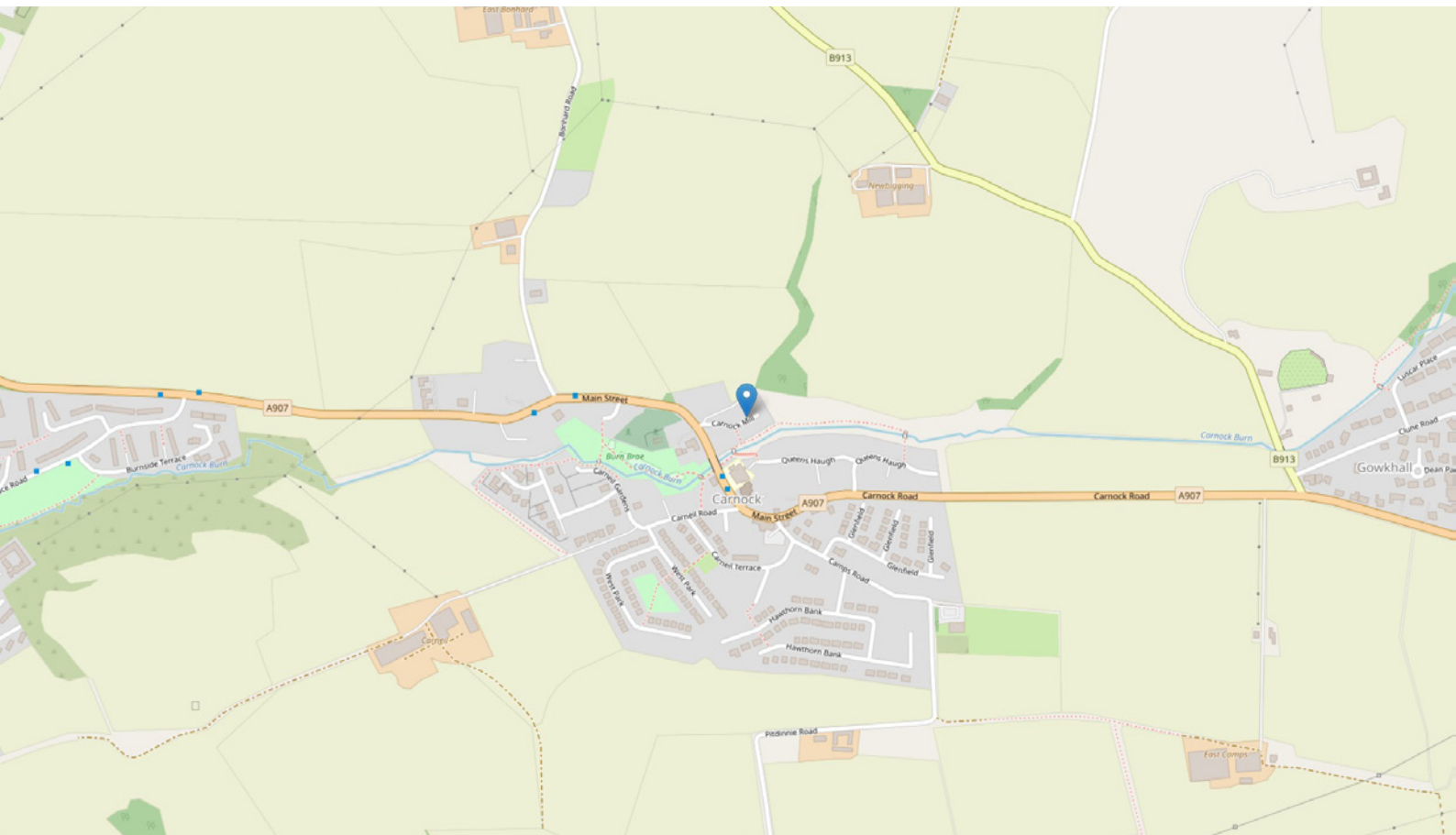
Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 4.45m (14'7")
Kitchen	3.70m (12'2") x 2.85m (9'4")
Utility	2.70m (8'10") x 1.75m (5'9")
Dining Room	3.80m (12'6") x 3.60m (11'10")
Sitting Room	3.70m (12'2") x 3.60m (11'10")
WC	2.30m (7'6") x 1.00m (3'3")
Bathroom	2.50m (8'2") x 1.95m (6'5")
Bedroom 1	4.20m (13'9") x 3.15m (10'4")

En-suite	3.15m (10'4") x 2.30m (7'7")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Garage	5.60m (18'4") x 4.45m (14'7")

Gross internal floor area (m²): 149m²
EPC Rating: C

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

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.



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