



Stevenson Marshall
Property & Law

3 Carneil Gardens
Carnock, KY12 9LQ

Offers over £319,950

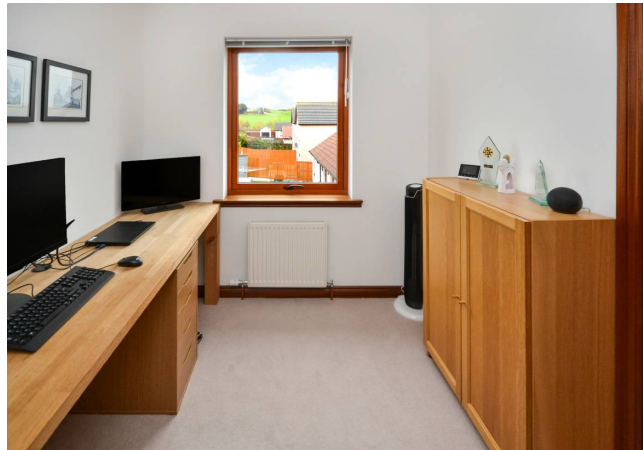
3 Carneil Gardens, Carnock

Immaculate throughout, a modern detached villa with flexible layout and neat garden grounds to front and rear.

Accommodation comprises:- Entrance hallway, lounge, feature open plan dining kitchen, family room, WC/cloaks, upper landing, five bedrooms, en-suite and four piece bathroom.

Gas central heating and double glazed windows are installed. There is fresh décor throughout, excellent storage, pleasant outlooks and a modern security alarm system.





Room sizes and accommodation

Entrance hallway

Lounge

5.74m x 3.84m (18'8 x 12.6)

Dining kitchen

5.73m x 3.39m (18'7 x 11'2)

Open plan family room

3.42m x 3.23m (11'2 x 10'5)

WC/cloaks

Upper landing

Bedroom 1

4.53m x 3.62m (14'8 x 11'8)

En-suite

2.05m x 1.48m (6'6 x 4'8)

Bedroom 2

3.39m x 3.09m (11'1 x 10'1)

Bedroom 3

4.36m x 2.92m (14'6 x 9'5)

Bedroom 4

3.25m x 2.92m (10'6 x 9'5)

Bedroom 5

3.36m x 2.05m (11'0 x 6'5)

Bathroom

2.40m x 1.97m (7'8 x 6'4)

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The property benefits from neat gardens which are mainly laid to lawn. There is a generous patio area, shrubs and drying facilities provided. An integral garage and driveway to front provide ample off street parking for several vehicles.

Carnock is surrounded by open countryside, located approximately four miles west from Dunfermline. It has facilities in its own right such as local primary schooling and public house/restaurant. There are also regular bus services connecting the area to Dunfermline and Oakley, where there is a wider range of facilities and amenities. Worth highlighting is the Forrester Park 18 hole golf course (including two restaurants) located within $\frac{3}{4}$ of a mile from the property.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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