



**Stevenson Marshall**  
Property & Law

27 Hawthorn Bank  
Carnock, KY12 9JS

Offers over £240,000



## 27 Hawthorn Bank, Carnock

A modern detached villa in generous corner plot, located within the sought after village of Carnock.

Accommodation comprises: reception hallway, full length lounge/dining area, kitchen, downstairs bedroom/public room, upper landing, two double bedrooms and modern shower room. Gas central heating and double glazed windows are installed throughout and the property benefits from good storage, a flexible layout and a contemporary stair balustrade.

### Room sizes and accommodation

Entrance hallway

Lounge/dining 8.12m x 3.48m (26'6" x 11'4")

Kitchen 4.05m x 2.70m (13'2" x 8'8")

Downstairs bedroom 3.59m x 3.01m (11'7" x 9'8")

Upper landing

Bedroom 4.51m x 3.34m (14'8" x 10'9")

Bedroom 3.05m x 2.55m (10'0" x 8'3")

Shower room 3.13m x 1.71m (10'2" x 5'6")

The impressive gardens boast many flower beds, shrubs, mature trees and generous decking. There are drying facilities, lawn sections, useful key safe and a south facing aspect to rear. A driveway and garage 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 ¾ of a mile of 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 team 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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