



12 Luscar Place, Gowkhall, KY12 9RB
Offers Over £450,000







We are delighted to bring to the market this exceptional executive detached bungalow situated in private cul-de-sac of similar bespoke homes by Premier Properties. This particular home has been individually designed by the current owner and is offered in immaculate move in condition with the added benefit of being on a corner plot providing generous grounds and larger than average detached double garage. The subjects offer stylish living and is impressive throughout with feature cornicing, quality flooring and oak doors to name but a few enhancements. It briefly comprises entrance vestibule, reception hallway, w.c facilities and good storage. Access to attic. Front facing lounge with feature cornicing, high specification dining kitchen with fitted appliances, breakfast bar and family area. The property was originally a four bed, however it was converted into a three bed to provide walk in wardrobes and five piece en-suite. There are two further double bedrooms, one of which has en-suite facilities and fitted wardrobes. The gardens are well maintained to front and rear, fully enclosed providing a child and pet safe environment. A truly idyllic setting with patio area and woodland backdrop. The driveway gives access for several vehicles and the garage has power and light with overhead storage. The property is fully double glazed with gas central heating.





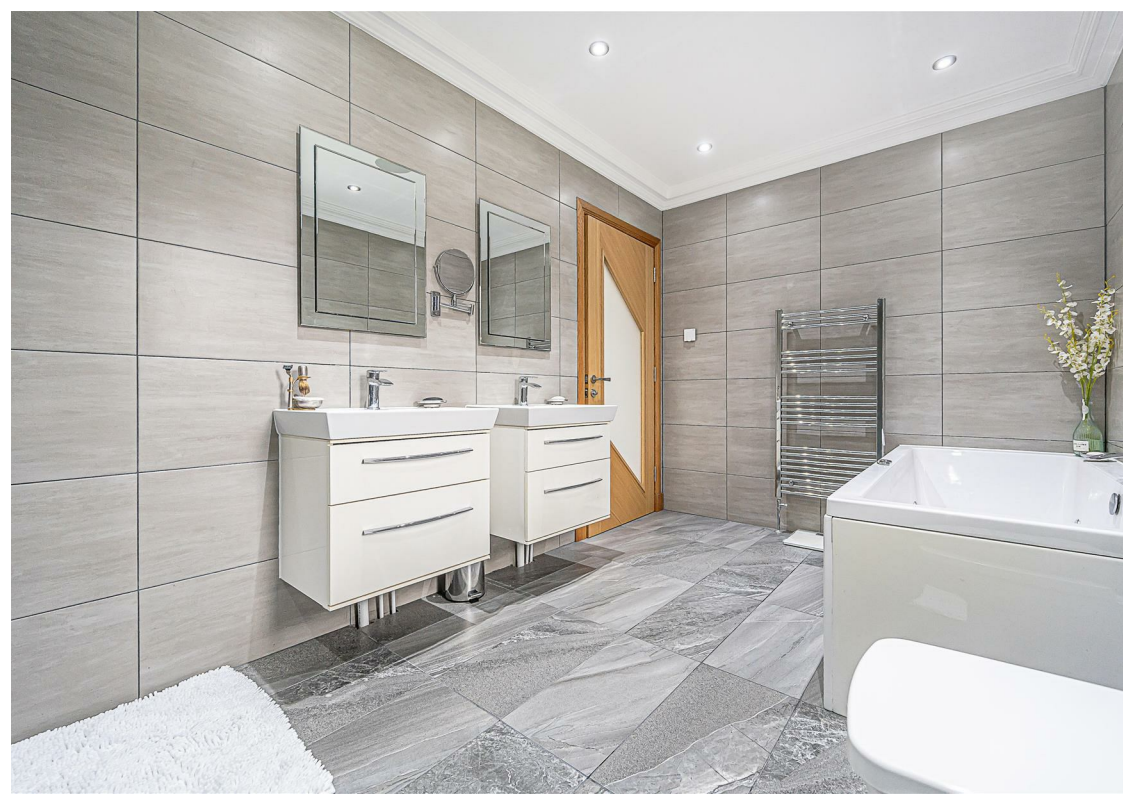
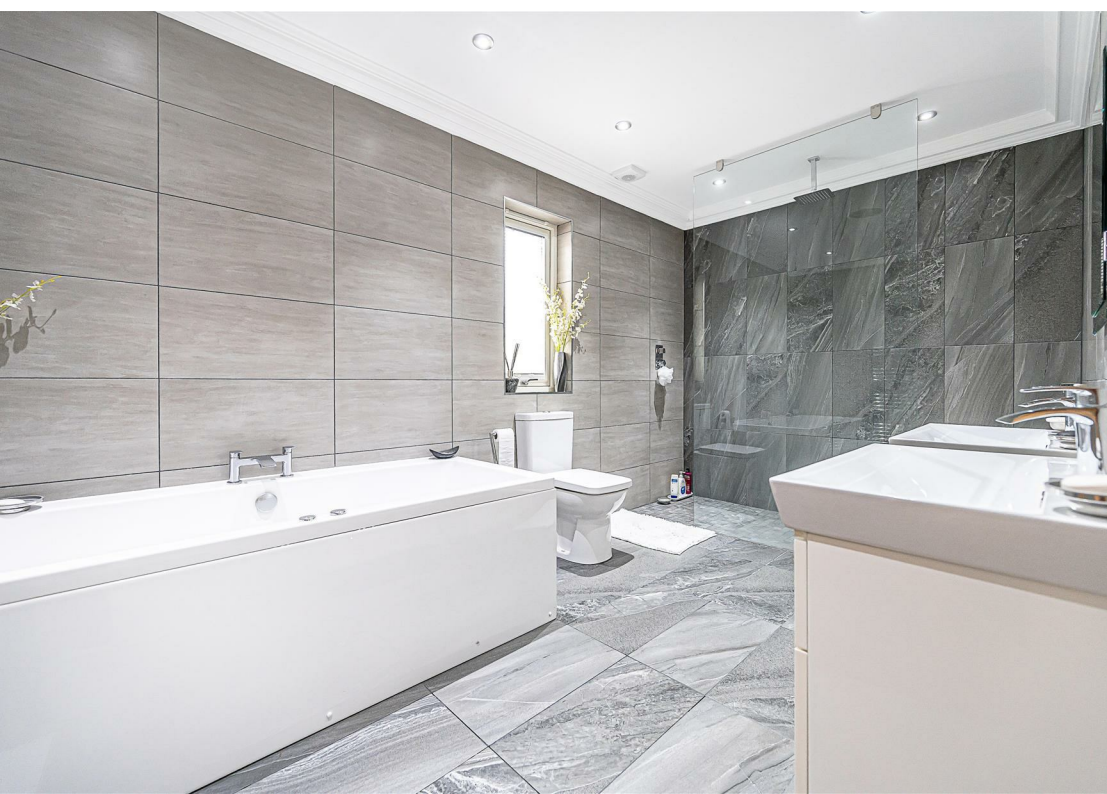
LOCATION

Gowkhall is a small hamlet of executive homes located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides an excellent Primary School together with Public House and Restaurant. Regular transportation is available into Dunfermline City Centre, which offers a variety of entertainment, and shopping facilities including the Kingsgate covered Shopping Centre, retail parks, health clubs and a selection of social amenities. Dunfermline is located approximately five miles from the Forth Road Bridges and is therefore particularly popular with commuters to Edinburgh and many other parts of the central belt. Easy access is gained to the rail network and M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Glasgow, Stirling and the west.

EXTRAS INC. IN SALE /AGENTS NOTE

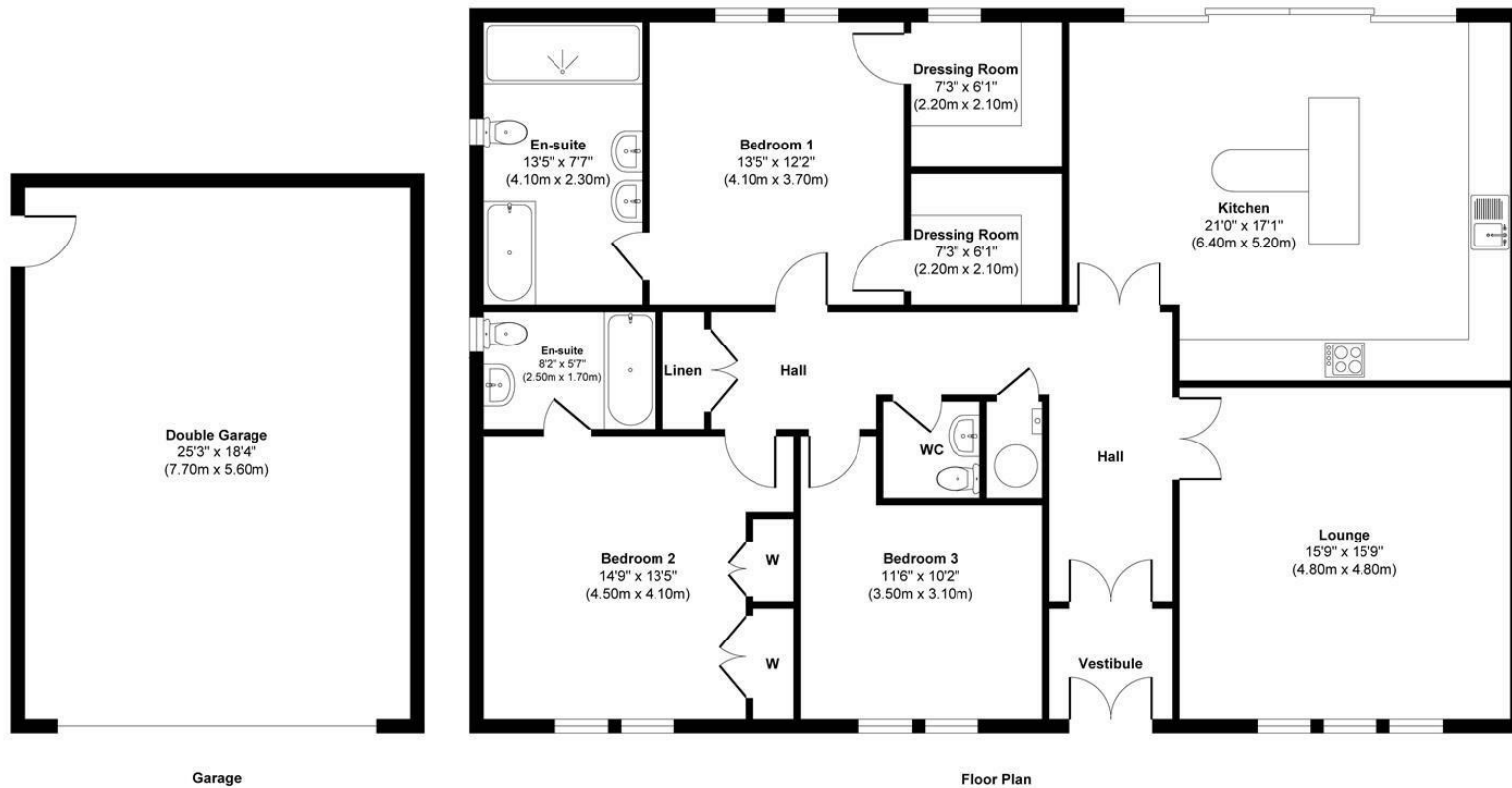
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









Garage

Floor Plan



This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.