



Morgans

PROPERTY

7 West Park, Carnock, KY12 9JU

Offers Over £250,000







This well appointed detached family villa occupies a lovely plot within this popular West Fife village of Carnock. Early entry is available. The property has good outdoor space with well maintained gardens to the front and rear providing a child and pet safe environment with decked area providing an idyllic haven. Driveway for several vehicles leads to detached single garage. The accommodation is generous throughout and briefly comprises entrance hallway, lounge/diner, kitchen with appliances, bedroom and shower room on the ground floor. On the upper level there are three further bedrooms, family bathroom and access to attic. The property is double glazed with gas central heating. Essential viewing.





LOCATION

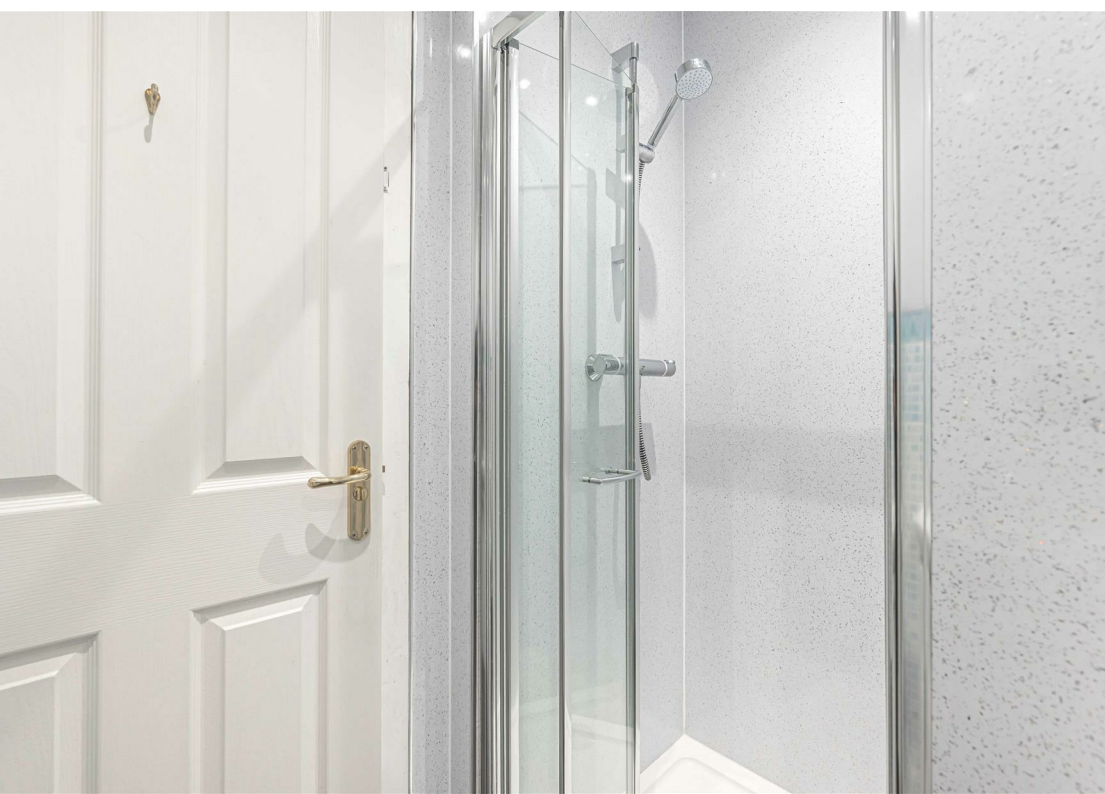
The property is located within Carnock, which is a popular residential village with handy local shopping in nearby Oakley for everyday requirements. There is an excellent Primary School together with Public House and Restaurant. Regular transportation is available into Dunfermline City Centre, which 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 Bridge 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, curtains, bathroom and light fittings together with appliances. All furniture and garden furnishings are included in the sale price.

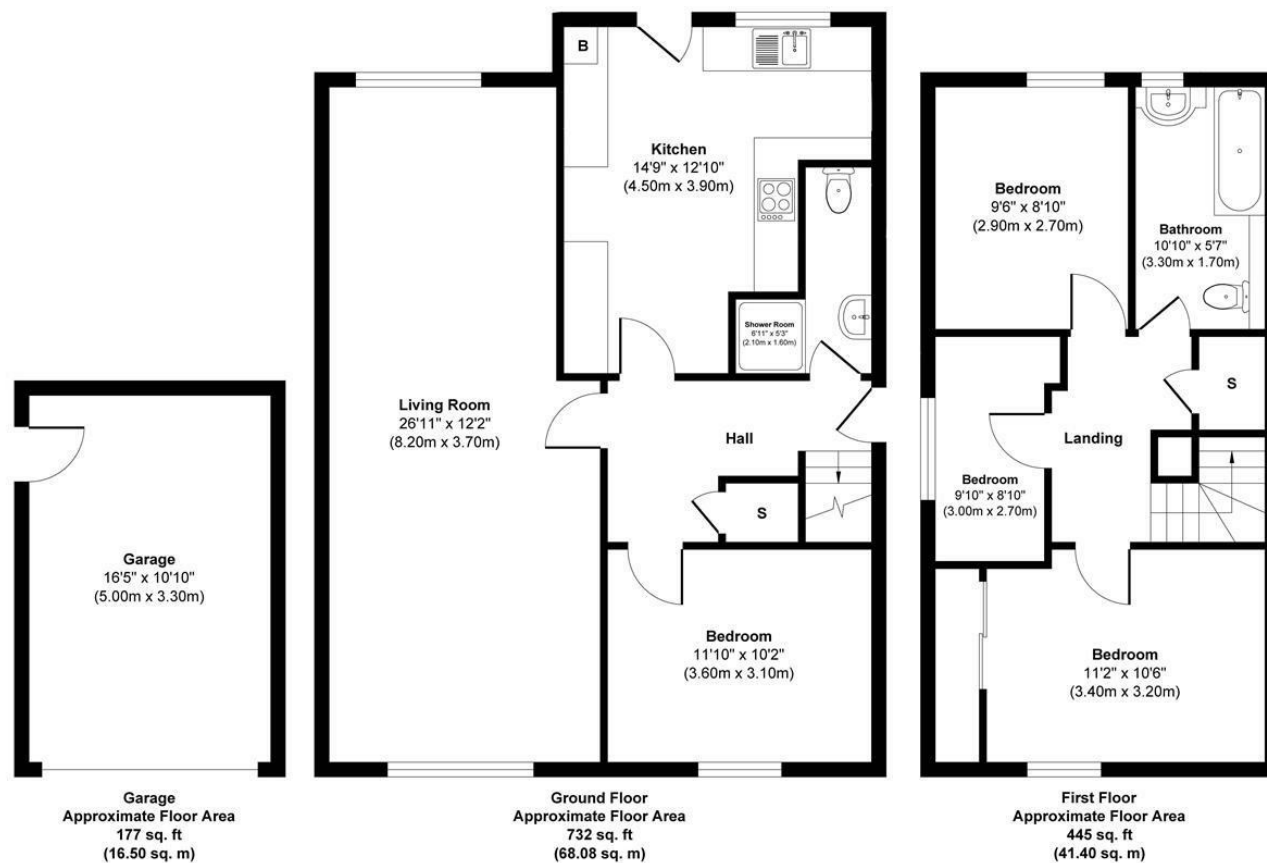
This property is being sold as seen in its present condition and all and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will be required to accept the position as it exists.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Approx. Gross Internal Floor Area 1354 sq. ft / 125.98 sq. m (Including Garage)

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.