



Morgans

PROPERTY

2 Burnbank, Carnock, KY12 9JF

Offers Over £299,950







Quietly positioned in a private cul de sac within the ever popular village of Carnock is this four bedroom detached villa with private and secluded gardens with open outlook over farmland and beyond. The property is generous throughout and benefits from double driveway and integrated garage. The accommodation is well presented and briefly comprises entrance vestibule with access to the garage, hallway with storage and wc, lounge/diner leading to conservatory, fitted breakfasting kitchen with separate utility room on the ground floor. Stairwell leads to split level landing with principal bedroom with en suite facilities and study area, three further bedrooms and four piece family bathroom. The gardens are well maintained with mature plants and shrubs and patio area, they are also fully enclosed providing a child and pet safe environment. The property is double glazed with gas central heating.





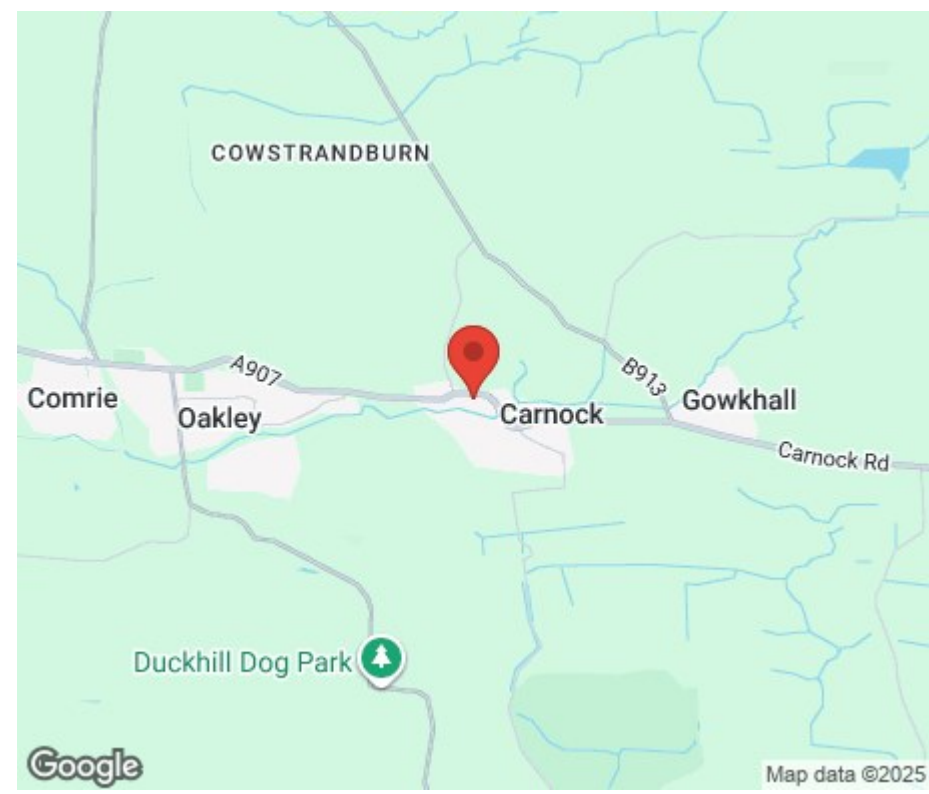
## LOCATION

The property is located within Carnock, which is a popular residential village with handy local shopping 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, 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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.







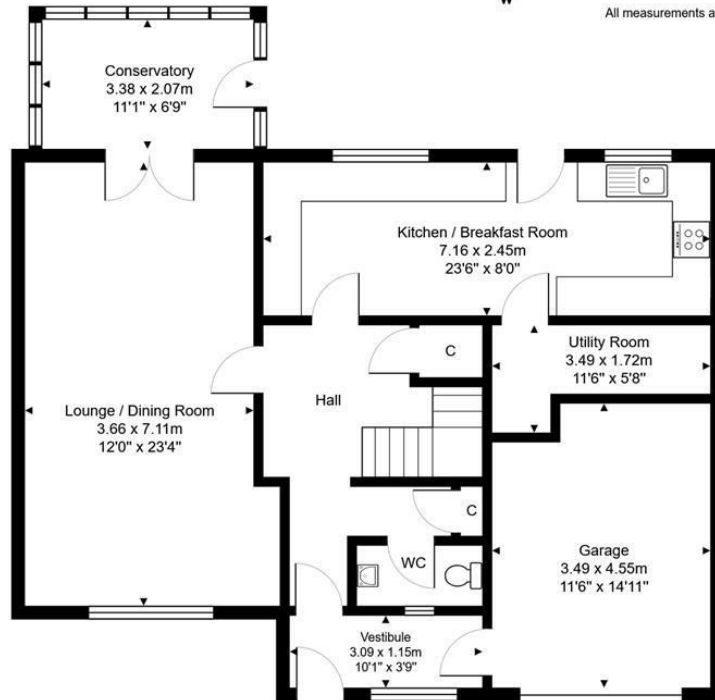


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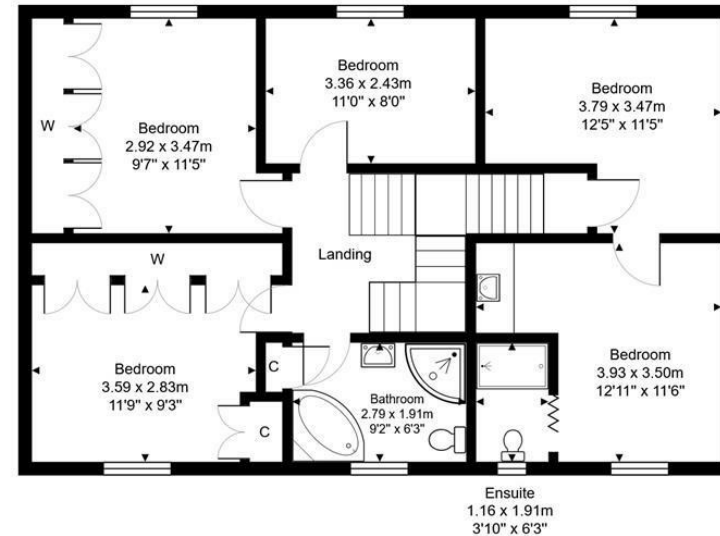
Total Area: 173.2 m<sup>2</sup> ... 1864 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Morgans**  
SOLICITORS



Ground Floor



1st Floor



SOLICITORS | PROPERTY

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[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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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.