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# ROSS & CONNELL

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*Solicitors, Estate Agents & Business Lawyers*



**Lupin Cottage, 1 Camps Road, Carnock, KY12 9JP**  
**Offers Over £350,000**



Most attractive traditional stone built detached cottage with attic conversion offering superb family accommodation in move in condition set within the much sought after village of Carnock. Ground floor - Entrance vestibule (new front door), Hall, Lounge (log burner), Family room/Bedroom 3 (log burner), Dining room (log burner), Stylish kitchen, Utility room, Shower room. First floor - 2 Double bedrooms, Box room/Storage room. Family bathroom. Flexible accommodation. Large gardens to front, side and rear. Large double garage with driveway for 2/3 cars. Stylish presentation throughout. Quality fixtures and fittings. Well proportioned. Internal viewing is a must! EPC - D. Council Tax - E. Freehold.

## LOCATION

Lupin Cottage is ideally located within the sought-after village of Carnock, a charming and peaceful setting in West Fife, just a few miles from the historic city of Dunfermline. The village enjoys a picturesque countryside backdrop, with rolling farmland, woodland, and scenic walks on the doorstep, creating an ideal environment for family living.

Carnock is a well-established, close knit community offering a relaxed pace of life, making it particularly appealing for families and those looking for a quieter semi rural setting. Despite its tranquil feel, the village benefits from local amenities including a primary school, village hall, a highly regarded pub/restaurant and a local shop, supporting day to day needs within easy reach.

The surrounding countryside provides excellent opportunities for outdoor activities such as walking, cycling, and nature exploration, while nearby attractions including Devilla Forest and Loch Leven offer further leisure options for families and outdoor enthusiasts.

## PROPERTY - DETACHED COTTAGE

- Unique family home
- Traditional stone built cottage (1850)
- 2 Public rooms
- 3 Bedrooms
- 2 Bathrooms
- Flexible accommodation
- Double garage and ample parking
- Lovely, large gardens
- Much sought after location
- 3 Log burning stoves
- Stylishly presented throughout
- Full of character
- Rarely available property type
- Fully modernised and upgraded
- Move in condition

## ACCOMMODATION

**Entrance Vestibule** 1.18 m x 1.07 m / 3'10" x 3'6"

**Hall** 8.06 m x 1.30 m / 26'5" x 4'3"

**Lounge** 4.12 m x 3.82 m / 13'6" x 12'6"

**Family room/Bedroom 3** 4.12 m x 3.31 m / 13'6" x 10'10"

**Dining Room** 4.28 m x 4.09 m / 14'1" x 13'5"

**Kitchen** 3.14 m x 2.85 m / 10'4" x 9'4"

**Utility Room** 5.04 m x 1.49 m / 16'6" x 4'11"

**Shower Room** 2.43 m x 1.95 m / 8'0" x 6'5"

**Landing** 1.98 m x 0.84 m / 6'6" x 2'9"

**Bedroom 1** 6.10 m x 3.45 m / 20'0" x 11'4"

**Bedroom 2** 5.06 m x 3.09 m / 16'7" x 10'2"

**Box room/Storage room** 2.41 m x 1.77 m / 7'11" x 5'10"

**Bathroom** 2.47 m x 2.45 m / 8'1" x 8'0"

## Gardens

This property is situated on a generously proportioned plot, with well maintained areas of garden ground to the front, side and rear.

## GARAGE/DRIVEWAY

There is a double garage, with 2 up n over doors.

## HEATING

Gas central heating.

## GLAZING

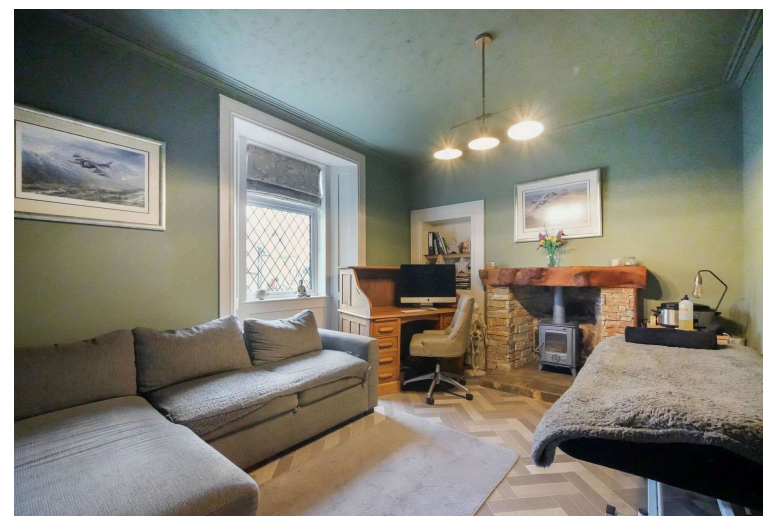
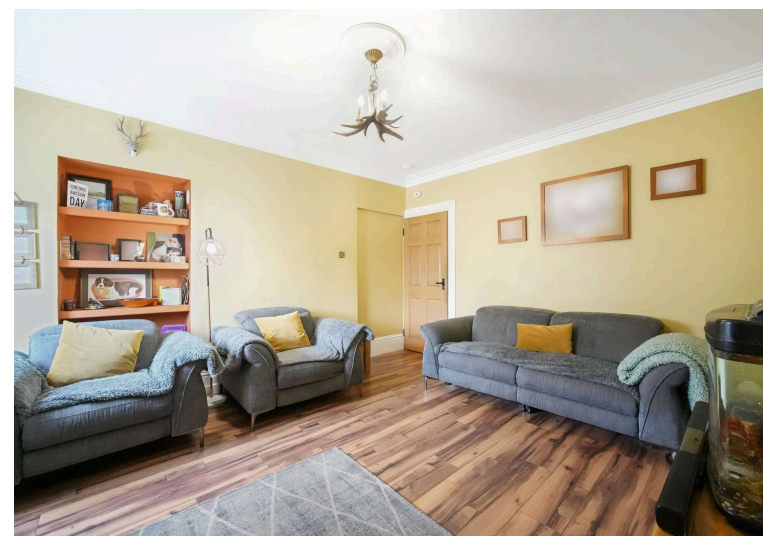
Double glazing.

## EXTRAS

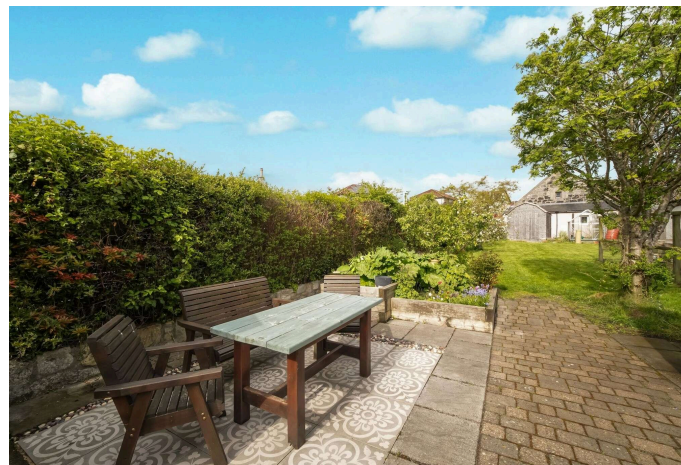
All the fitted carpets and blinds are included in the sale price.

## HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













## VIEWING

Contact Ross & Connel on 01383 721156 or  
Lee-Anne Smith on 07882114972

## OFFERS

Notes of Interest and offers on this property should be  
submitted directly to Ross & Connel by calling  
01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and  
market appraisal on your property please contact  
Lee-Anne Smith at Ross & Connel on 01383 721156

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

These particulars are believed to be correct but their accuracy  
is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses,  
intrusions and fitted furniture. They have been chosen to  
indicate the general size and shape of each room only.  
Detailed measurements ought to be taken personally.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan,  
please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through  
cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (10 110927)  
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