



Morgans

PROPERTY

4 Camps Road, Carnock, KY12 9JP

Offers Over £225,000





Entrance Hallway Storage



Two Bedrooms



Lounge Dining Area



Bathroom Shower Room



Kitchen



Driveway & Garden



EPC Rating -



Council Tax Band -





## Welcome

Rarely available is this detached villa offering flexible and accommodation over two levels, occupying an enviable plot within the popular village of Carnock. The ground floor comprises a welcoming entrance leading to a bright and comfortable open plan living and dining area, with fitted kitchen and shower room on the ground floor. The layout provides a real sense of space and flow and the upstairs of the property features two well-proportioned bedrooms, both benefiting from fitted storage, along with a family bathroom and additional eaves storage, offering excellent functionality. There is a driveway at the front with mature garden grounds to the front and rear. Situated within the sought-after village of Carnock, the property enjoys a peaceful setting while remaining within easy reach of Dunfermline, local amenities, schooling, and transport links.





### **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.





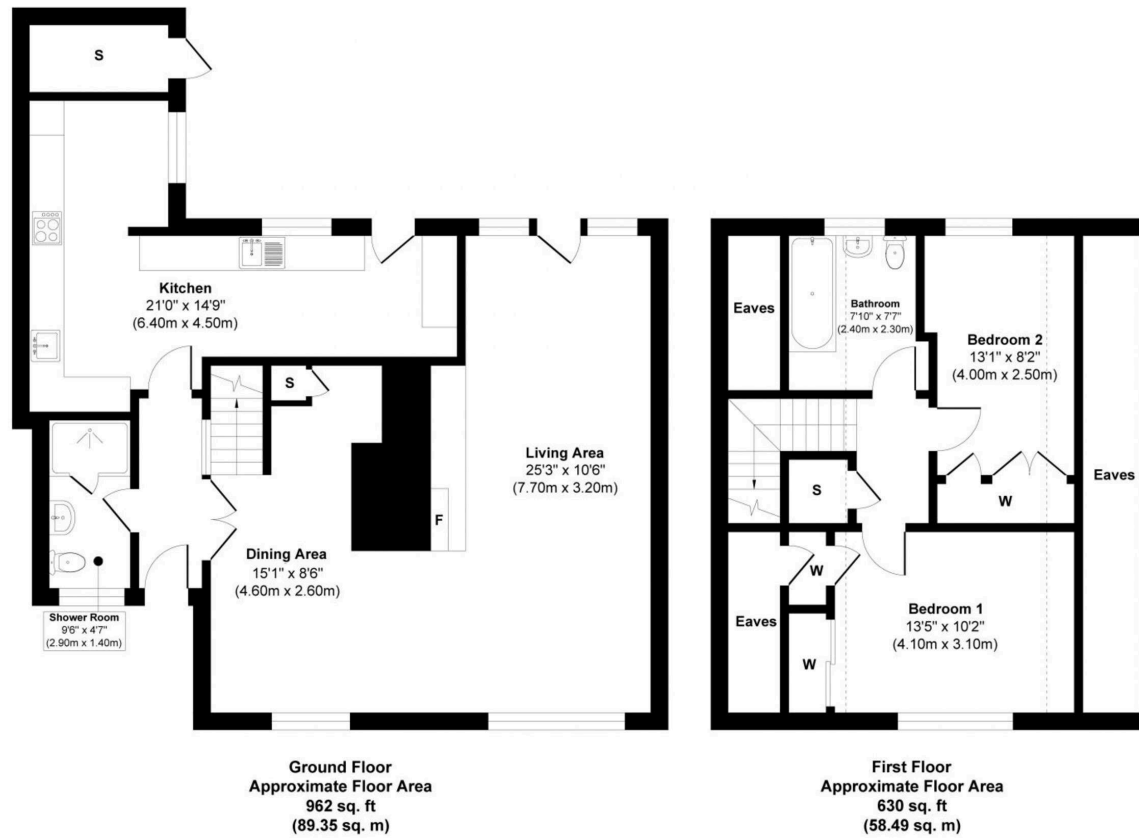
## Carnock

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.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





**Approx. Gross Internal Floor Area 1592 sq. ft / 147.84 sq. m**

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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