ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers

Lupin Cottage, 1 Camps Road, Carnock, KY12 9JP

Fixed Price £330,000

Stylishly presented and well proportioned traditional stone built detached villa (Built around 1850) offering superb family accommodation in move in condition set within the much sought after village of Carnock. Very flexible accommodation. Ground floor - Entrance vestibule (new front door), Hall, Lounge/Dining room (log burner), Stylish kitchen, 2nd Lounge/ Bedroom 4 (log burner), Family room/Bedroom 3 (log burner), , Utility room, Shower room. First floor - 2 Double bedrooms, Box room/Storage room. Family bathroom. Lovely, generously proportioned gardens to front, side and rear. Large double garage with driveway for 2/3 cars. Attractive presentation throughout. Quality fixtures and fittings throughout. Internal viewing is a must to appreciate the size and quality on offer! EPC - D. Council Tax - E.

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

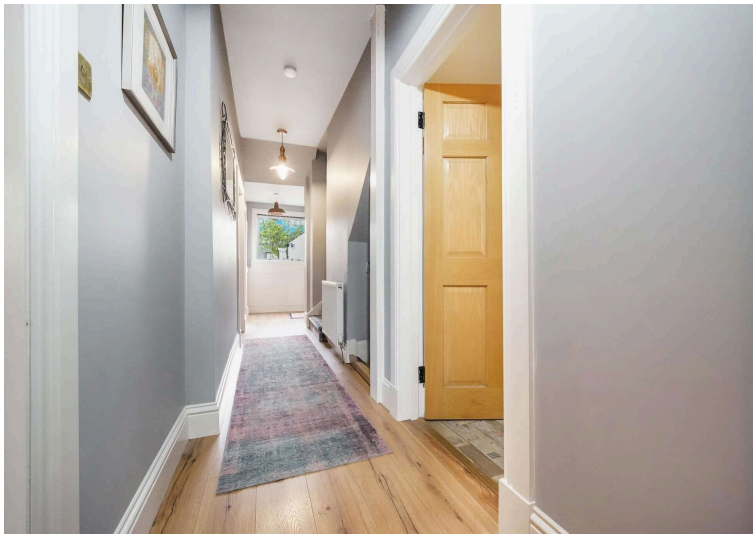
Double glazing.

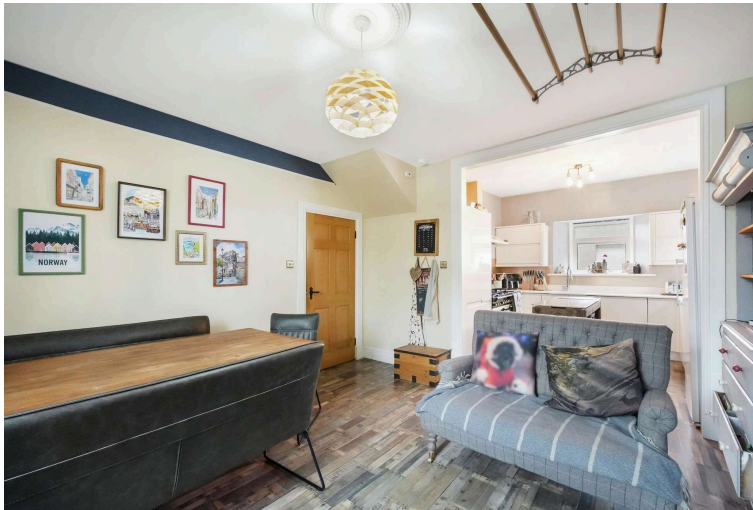
EXTRAS

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.





BUS
STOP

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

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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