

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



37 Glenfield, Carnock, KY12 9JW
Offers Over £219,000



Well proportioned detached bungalow offering excellent family accommodation in a much sought area area within a popular village. Entrance hall, Lounge, Dining room, Kitchen, Sun Lounge, 3 Bedrooms, Shower room. Double glazing. Gas central heating. Gardens to front and rear. Garage. Long driveway. Ideal family home. EPC - D. Council - E. Freehold.

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.

PROPERTY - DETACHED BUNGALOW

- Entrance vestibule
- Hall
- Lounge
- Dining room
- Sun Lounge
- 3 Double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Garage
- Long driveway

ACCOMMODATION

Entrance Vestibule

With door to hall. Storage cupboard.

Hall

With doors to lounge/dining room, kitchen, 3 bedrooms and bathroom. 2 Storage cupboards. Access to loft.

Lounge 4.50 m x 3.60 m / 14'9" x 11'10"

This is a well proportioned lounge. Patio doors to sun lounge. Front.

Dining Room 2.90 m x 2.80 m / 9'6" x 9'2"

Another good sized area. Patio doors to sun lounge. Serving hatch to kitchen. Rear.

Kitchen 2.90 m x 2.70 m / 9'6" x 8'10"

Fitted with modern units. Two storage cupboards. Door to sun lounge. Rear.

Sun Lounge 5.60 m x 2.30 m / 18'4" x 7'7"

This is a great addition to any family home. Doors to garden. Rear.

Bedroom 1 3.80 m x 3.10 m / 12'6" x 10'2"

A good sized double bedroom which benefits from 2 double built in wardrobes/storage cupboards. Front.

Bedroom 2 3.80 m x 2.70 m / 12'6" x 8'10"

Another good sized double bedroom also with 2 double built in wardrobes/storage. Rear.

Bedroom 3 3.10 m x 3.00 m / 10'2" x 9'10"

The third bedroom is also of double proportions. Front.

Shower Room 2.70 m x 1.90 m / 8'10" x 6'3"

Fitted with a modern suite. Rear.

Gardens

The property has areas of garden ground to the front and rear.

GARAGE/DRIVEWAY

There is a single driveway accessed via a long slabbed driveway. Parking for several vehicles.

HEATING

Gas central heating.

GLAZING

Double glazing.

EXTRAS

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

SOLD AS SEEN

As this property was vacant when we were asked to arrange the sale we have been unable to verify certain information. In particular, none of the services or fittings and equipment has been tested and no warranties of any kind can be given. Accordingly prospective buyers should bear this in mind when formulating their offers - *** Sold as Seen No Warranties/Guarantees Given***













VIEWING

Contact Ross & Connel on 01383 721156

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 us at Ross & Connel on 01383 721156

Home Report

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

VISIT OUR WEBSITE FOR A FULL RANGE OF PROPERTIES FOR SALE

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. (ID 110927)

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