

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



Pinehurst, Gowkhall, KY12 9NX

Offers Over £425,000 Home Report - £440,000



Large substantial stone built detached villa ranged over 3 levels and boasts a granny flat, large gardens and a most attractive outlook to the front over neighbouring farmland. Ground floor - Entrance Vestibule, Spacious hall, Lounge, Dining room, Large breakfasting kitchen with family area, Utility room, Bedroom 4, Large bathroom, Small study. First floor - Master bedroom (Large en-suite Bathroom), Bedroom 2. Granny Flat - Hall, Lounge, Kitchen, Bedroom 3, Bathroom, stairs leading to garden. Top floor - Bedroom 5 and Large Shower room. Double glazing. Gas central heating. Double garage/outhouse. Driveway/ample parking. Large gardens. Further large garden area (Lapsed planning permission for house). Modern decor. Neatly presented throughout. Superb family home. Very flexible accommodation. Internal viewing is a must! EPC - D. Council - G. Freehold

LOCATION

Gowkhill is a small hamlet located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides 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 Bridges 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

ACCOMMODATION

Ground floor -

Entrance Vestibule

With door to Hall.

Hall

This is a lovely hall which gives access to dining room, Bedroom 4 and rear hall. Stairs to upper level.

Lounge 5.30 m x 4.50 m / 17'5" x 14'9"

The lounge is spacious and has two windows to the front.

Dining Room 4.70 m x 3.40 m / 15'5" x 11'2"

A bright spacious public room. Steps lead up to the lounge. Access to kitchen. Front.

Breakfasting Kitchen 6.30 m x 4.30 m / 20'8" x 14'1"

A spacious breakfasting kitchen with family area. Door to utility room. Access to rear hall. Rear.

Utility Room 4.20 m x 2.80 m / 13'9" x 9'2"

With storage cupboard.

Rear Hall

With access to small study, bathroom and kitchen. Door to garden.

Bedroom 4

This is a lovely bright double bedroom. Front.

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

Fitted with a white suite incorporating a bathroom and a separate shower compartment. Rear.

First floor -

Landing

With doors to Master bedroom, bedroom 2 and granny flat. Stairs to upper level. Attractive window seat.

Master Bedroom 4.90 m x 4.80 m / 16'1" x 15'9"

This is a superbly proportioned and very bright double bedroom, which enjoys a lovely open outlook over neighbouring farmland. Door to en-suite. Front.

En-suite bathroom 4.00 m x 3.50 m / 13'1" x 11'6"

This stunning and spacious en-suite shower room boasts a contemporary free standing bath, a wall mounted wash hand basin and walk in shower compartment. Attractive tiling. Rear.

Bedroom 2 3.60 m x 3.50 m / 11'10" x 11'6"

Another good sized double bedroom enjoying the pleasant outlook. Front.

Granny Flat

The Granny flat is self contained with an external door from the driveway and can also be accessed from the first floor landing to be part of the main property.

Mid Hall

With access to the lounge, door to bedroom 3 and bathroom.

Lounge/Family room

This is a large bright room, which has fantastic open outlook over neighbouring farmland.

Kitchen 2.30 m x 1.90 m / 7'7" x 6'3"

Side.

Bedroom 3 3.60 m x 3.00 m / 11'10" x 9'10"

Rear

Bathroom 2 2.60 m x 2.30 m / 8'6" x 7'7"

Fitted with a coloured suite. Rear

Top floor -

Landing

With door to bedroom 5, shower room and storage room.

Bedroom 5

Rear.

Shower room

This is a large shower room. Rear.

Gardens

This property enjoys lovely, large well established gardens. There is a very large area of garden ground, which is currently not used by the present occupier, that has in the past had planning permission for a house. Any prospective purchasers wishing to do this would have to deal with planning etc themselves

GARAGE/DRIVEWAY

There is a large double garage with workshop and ample parking and turning space.

HEATING/HEATING

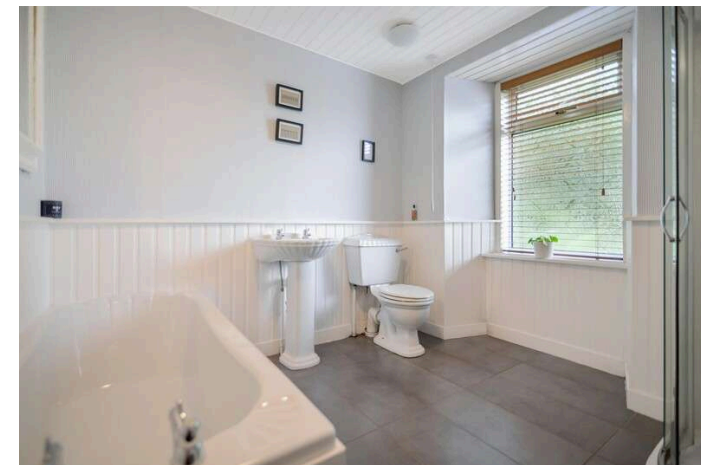
Gas central heating & Double glazing.

EXTRAS

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













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

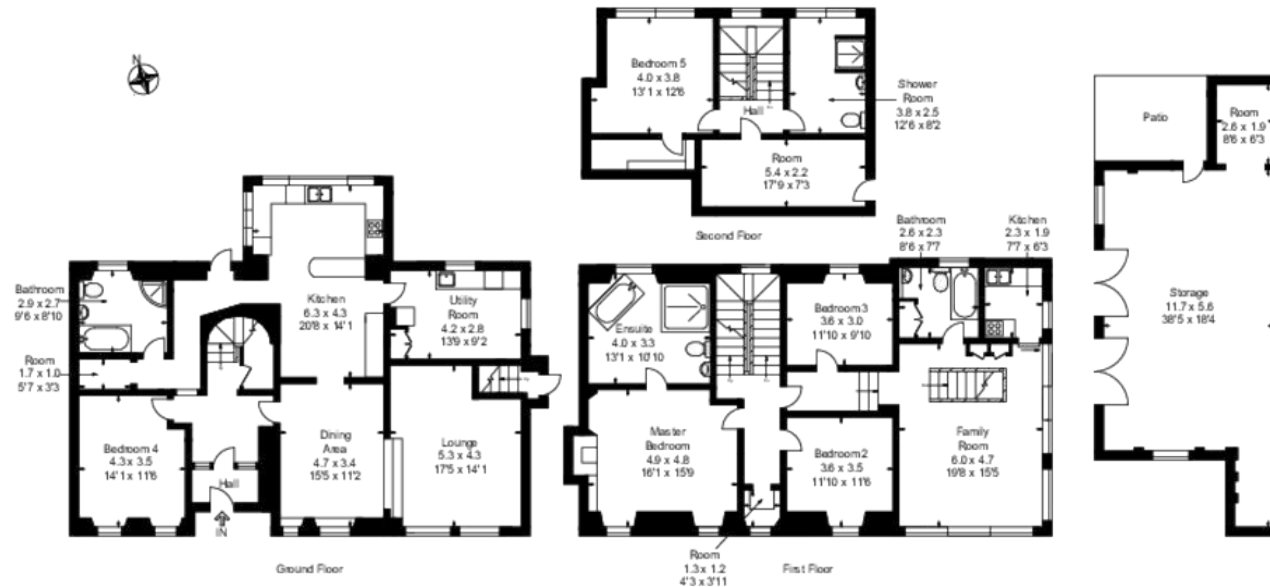
If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

Home Report

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

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www.rossconnel.co.uk



vistaBee

The plan is for your guidance only and is not drawn to scale. All measurements are taken in the direction of the plan. Please check all dimensions and measurements on the site before you purchase. All measurements are taken through the internal door unless otherwise stated. All measurements are taken to the internal face of the wall. (01/2018)

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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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