



**Morgans**

PROPERTY

14 Clune Road, Gowkhall, KY12 9NZ

Offers Over £425,000











"The Birches" is a bespoke family home built in 1998 by local building firm Premier Properties. This generous executive home is designed in a Georgian style with notable external work and interior features with ornate cornicing. The small hamlet of Gowkhill is a quiet peaceful location and Clune Road is a most desirable area in West Fife with the village of Carnock nearby. The accommodation is spacious and briefly comprises entrance vestibule, reception hall, under stair cupboard, w.c facilities, lounge and separate dining room, dining kitchen with wine fridge and separate utility room. On the upper level there are four double bedrooms, three of which have integrated wardrobes, with master en-suite and four piece family bathroom. Access to attic. The gardens and grounds are private and secluded offering a child and pet safe environment. The driveway gives access for many vehicles leading to wooden gates and detached double garage with overhead storage and electricity. The gardens are mature with trees and plants and patio area. A truly idyllic haven with wooded area to rear. This property is not overlooked. The front gardens are mainly laid to lawn. Solar panels. Electric car charger. There is double glazing and gas central heating throughout.







## LOCATION

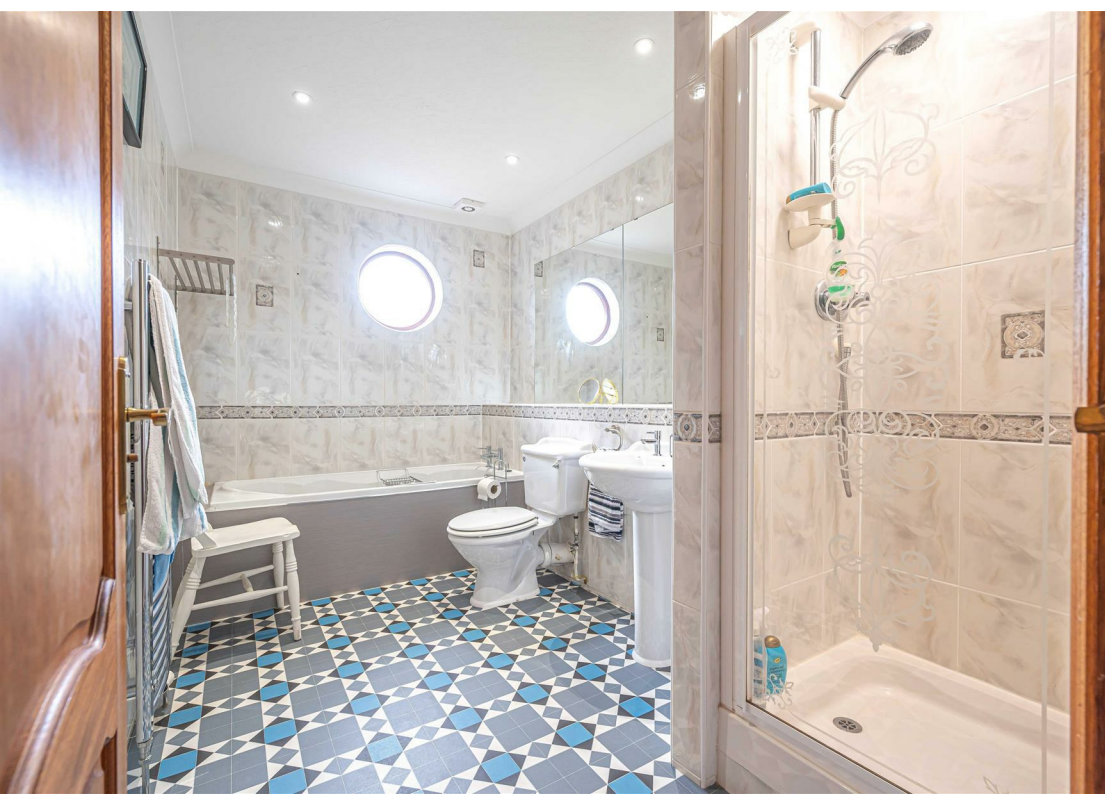
Gowhall is a small hamlet of executive homes located west of Dunfermline on Carnock Road, located on the approach road to the village of Carnock. Carnock itself, which is a popular residential village provides an excellent Primary School together with Public House and Restaurant. Regular transportation 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.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom, fridge freezer and light fittings together with integrated appliances and garden shed. Fourth bedroom/sewing room light fitting will be replaced by standard fitting.

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 to the interlinked system installed in this property.





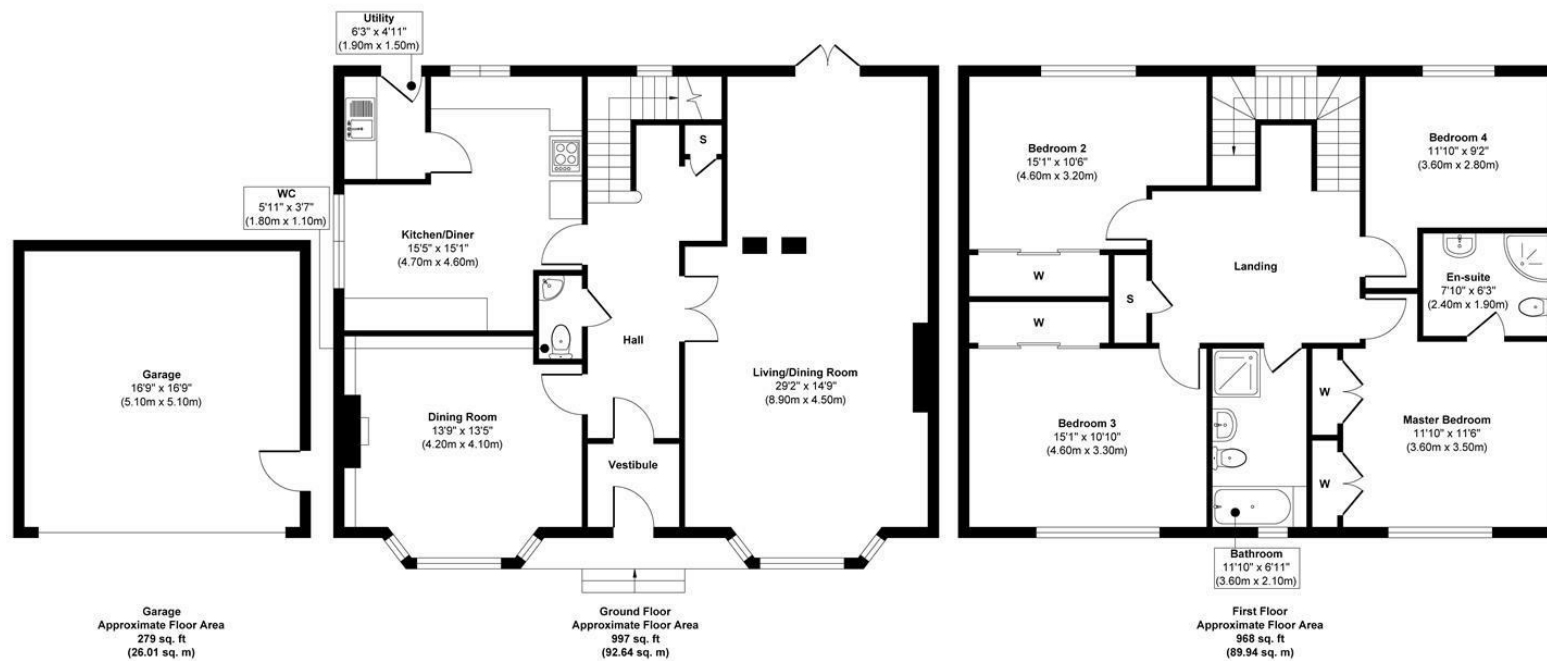












### Approx. Gross Internal Floor Area 2244 sq. ft / 208.59 sq. m (Including Garage)

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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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.