



Morgans

PROPERTY

Keepers Cottage Bonhard Road, Carnock, KY12 9JD

Offers Over £550,000







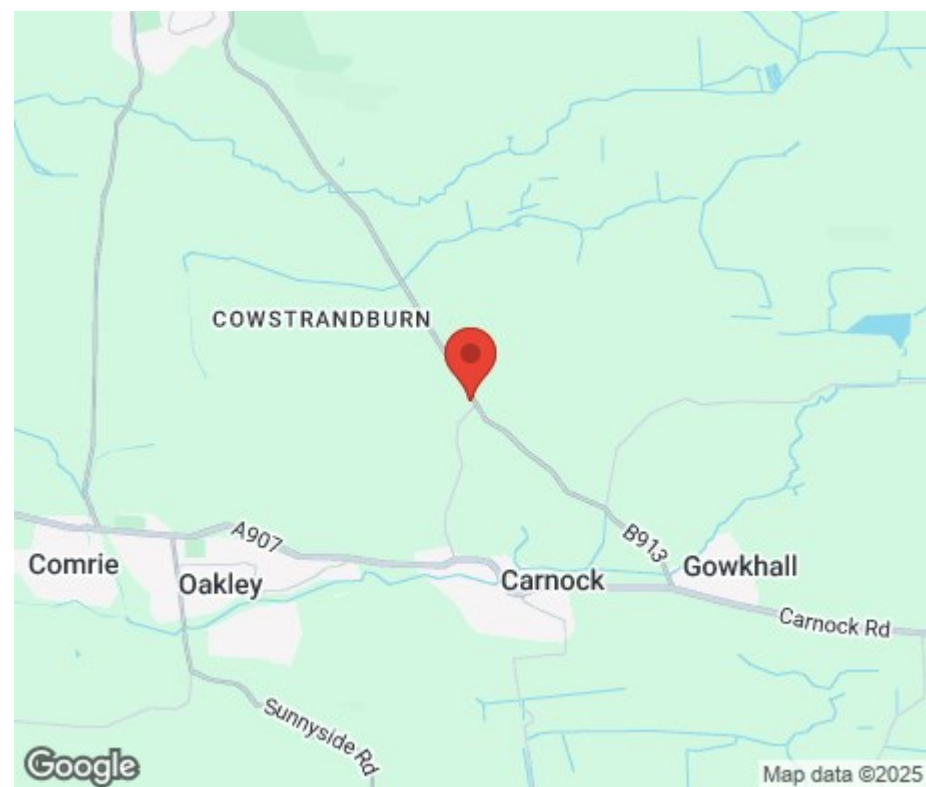




"Keepers Cottage" is situated in an idyllic location on the outskirts of Carnock village, yet with easy access into the city centre. This cottage dates back to 1895 and has been extended and upgraded over the years to provide an excellent family home combining new and old. The property has extensive grounds and a large triple garage on site with sweeping hard standing driveway giving access for many vehicles. The garage has loft and storage space with fixed staircase and electric roller doors. This could provide separate accommodation/office space if required (subject to planning permission). The gardens and grounds are well stocked with mature plants and shrubs. The walled garden to rear provides a child and pet safe environment, they are easy to maintain offering privacy with fabulous views over farmland and the Ochil Hills in the distance. The accommodation is beautifully presented and briefly comprises entrance vestibule, reception hall, w.c, master bedroom with en-suite and dining room or fifth bedroom. The Lounge has feature apex window providing ample natural light leading to family area and stylish dining kitchen with separate utility room and door to grounds. On the upper level there are three further double bedrooms (two with built in wardrobes) one with feature Balcony which has panoramic landscape views, additional shower room and w.c facilities. The property is double glazed with oil central heating.







### LOCATION

The property is situated within rural surroundings occupying a corner plot at the junction of the B913 Gowkhall/Saline Road and Bonhard Road about 4 miles northwest of Dunfermline. Carnock, which is a popular residential village with handy local shopping and nearby Oakley for everyday requirements. There is an excellent Primary School together with Public House and Restaurant. The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

### 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.





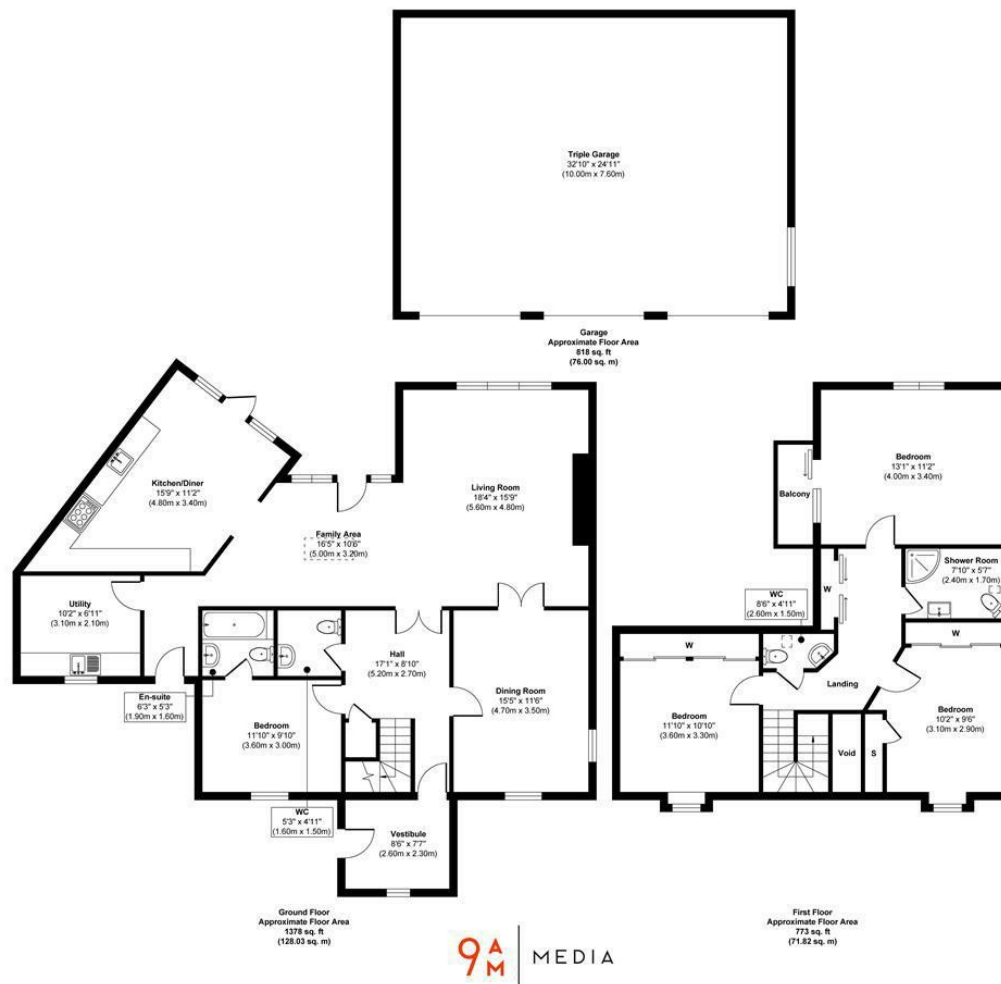












### Approx. Gross Internal Floor Area 2969 sq. ft / 275.85 sq. m (Including Garage)

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.