

**Morgans**

PROPERTY

2 East Bonhard Farm Steading, Carnock, KY12 9JD

Offers Over £245,000



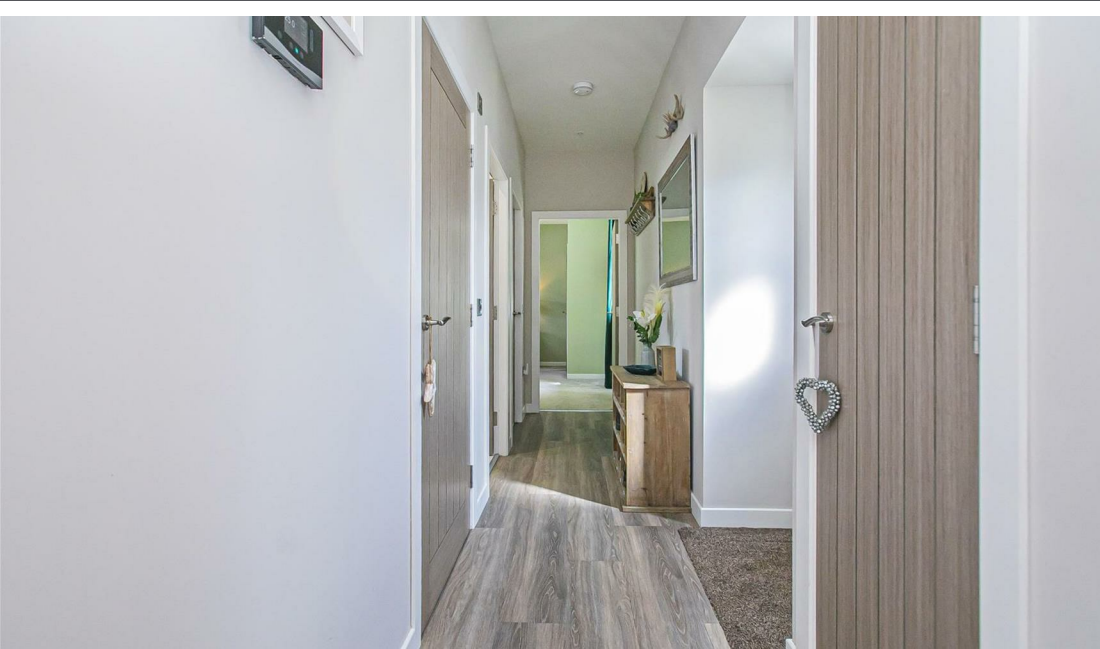








We are delighted to bring to the market the opportunity to acquire this superb mid terraced steading with fully enclosed generous gardens and two parking spaces with ample visitors parking. This property provides really good outdoor space with landscaped gardens to front and rear with patio and seating areas. The cottage would suit any discerning buyer looking for the quiet life yet only a short drive into Dunfermline City centre. This home is highly economical to run with Air Source Heating and additional solar panels making this a very cost effective home with low utility bills. The Steadings were converted to cottages in 2023 and this charming property is offered in move in condition with quality fixtures and fittings throughout. The accommodation briefly comprises entrance hall, lounge with open plan aspect to breakfasting kitchen, two bedrooms, one with built in wardrobes and stylish shower room. Access to attic. The property is double glazed with an underfloor heating system run by air source heating pump.







### LOCATION

The property is situated on Bonhard Road about 4 miles northwest of Dunfermline. The West Fife villages of Carnock and Oakley offer good local shopping and Public Houses together with primary schooling and everyday necessities. 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.

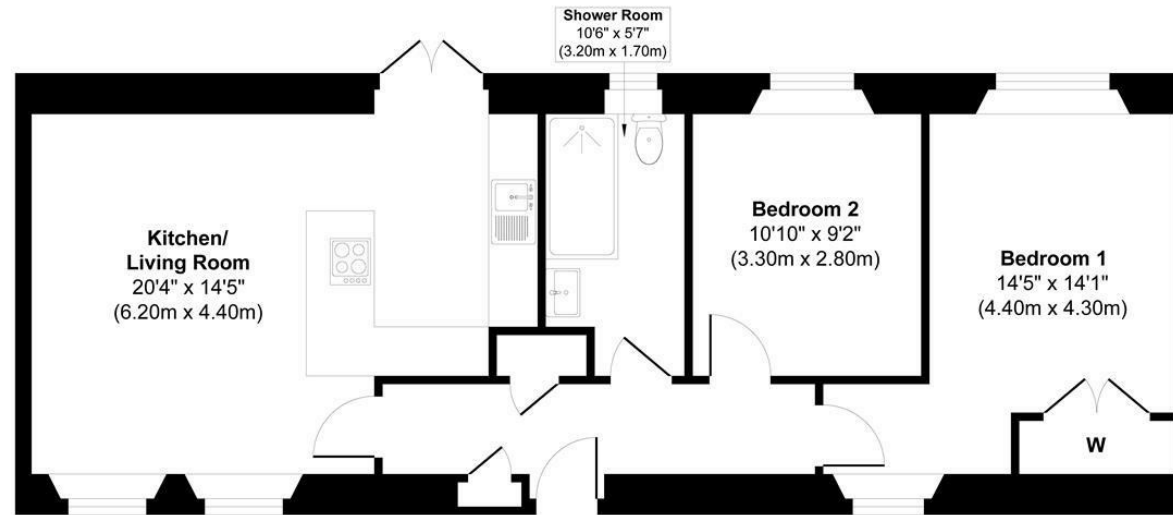








East Bonhard Farm Steading, Carnock, KY11 9JD



Approximate Floor Area  
674 sq. ft  
(62.63 sq. m)

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Approx. Gross Internal Floor Area 674 sq. ft / 62.63 sq. m

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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.