



**Morgans**

PROPERTY

2 Bonhard Cottages, Bonhard Road, Carnock, KY12 9JD

Offers Over £310,000











Rarely available in todays market is this semi detached cottage with an enviable location on the outskirts of Carnock village, yet with easy access into the city centre. The property has extensive grounds and a large driveway giving access for many vehicles. The gardens and grounds are well maintained with mature trees and shrubs providing privacy and fabulous views over farmland and the Ochil Hills in the distance. The accommodation is well presented and briefly comprises entrance into sun room, lounge, dining room and kitchen with back door. There is principal bedroom with en-suite, two further bedrooms and family bathroom. Access to floored loft room. The property is double glazed with oil central heating. Essential viewing.







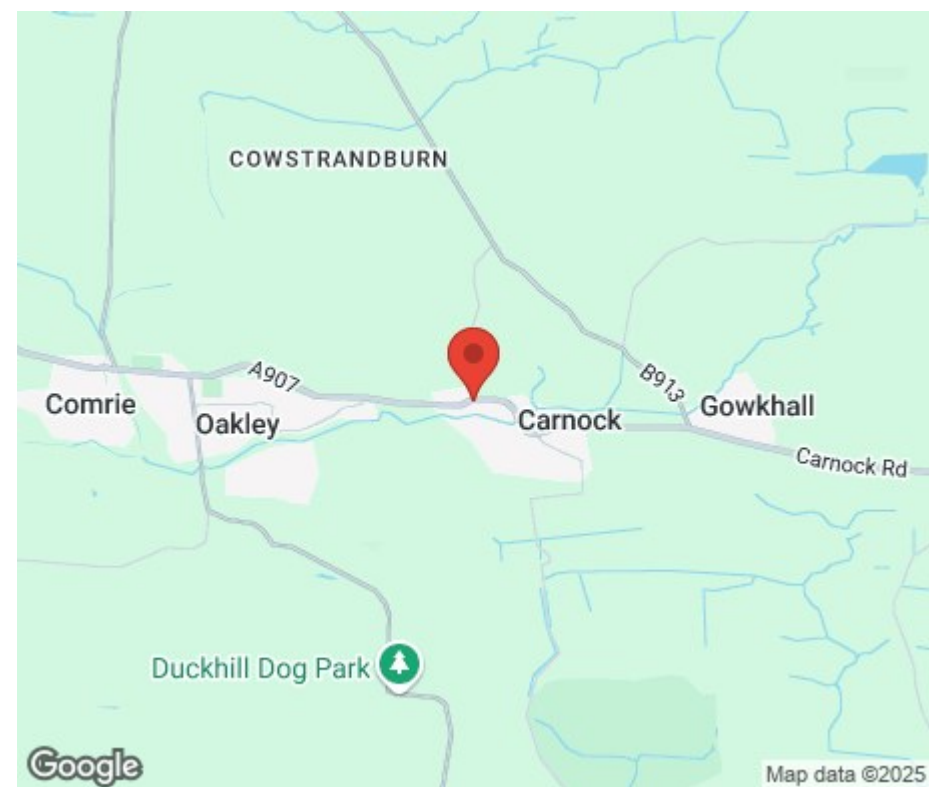
## LOCATION

The property is situated within rural surroundings about 4 miles northwest of Dunfermline on the outskirts of Carnock, which is a popular residential village with handy local shopping. Oakley is nearby 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. All furniture and other appliances are all included.

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.









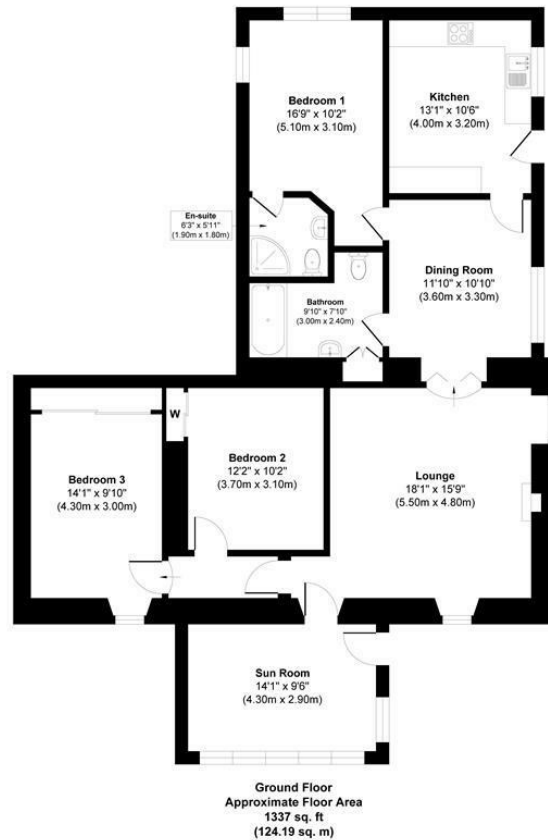








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Approx. Gross Internal Floor Area 1337 sq. ft / 124.19 sq. m

Illustration for identification purposes only. measurements approximate, not to scale. Copyright

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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.