



Morgans

PROPERTY

9 East Bonhard Farm Steadings Bonhard Road, Dunfermline, KY12 9JD

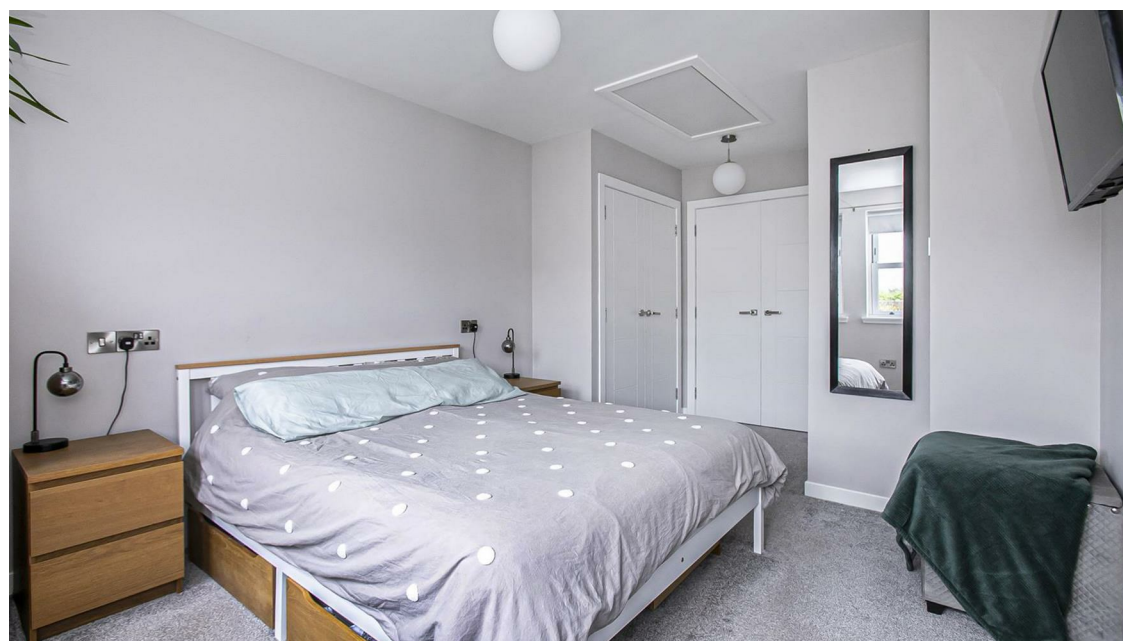
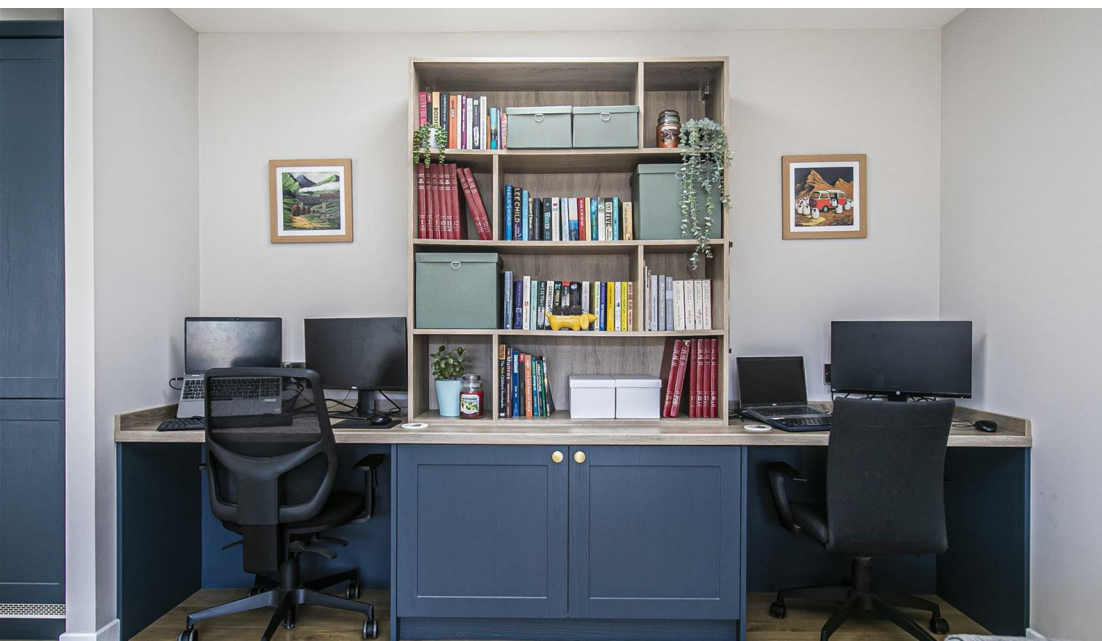
Offers Over £170,000







Superb opportunity to purchase this single storey semi-detached converted steading with private residents parking and fully enclosed gardens providing excellent outdoor space and patio area. The Steadings were converted to cottages in 2023 and this charming cottage is well appointed within the courtyard just north of the popular village of Carnock with all local amenities. The accommodation has been completed to a high standard and briefly comprises reception hall, lounge/diner with study area, kitchen, double bedroom with triple fitted wardrobes and shower room. The property is double glazed and also has an underfloor heating system run by an economical air source heat pump. It has two residents parking spaces together with ample visitors parking. Essential viewing.





LOCATION

The property is situated on 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

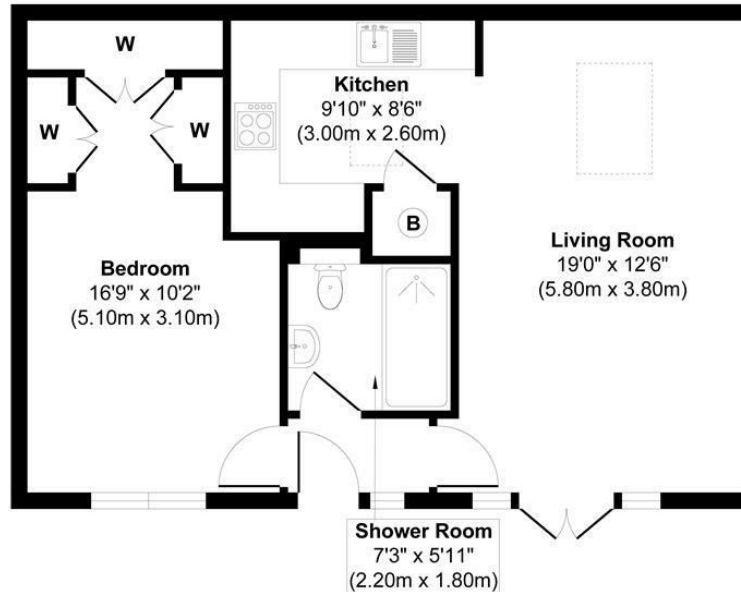
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

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.





Bonhard Farm Steading, Bonhard Road, Carnock, KY12 9JD



Approximate Floor Area
549 sq. ft
(51.04 sq. m)

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Approx. Gross Internal Floor Area 549 sq. ft / 51.04 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.