



Malcolm Jack  
& Matheson

4 EAST BONHARD STEADING  
CARNOCK DUNFERMLINE, KY12 9JD



FIXED PRICE  
£285,000

## PROPERTY DESCRIPTION

Bright and exceptionally spacious, three-bedroom, corner aspect terrace house with garden and allocated parking. Forming part of an exclusive steading conversion development by Premier Properties. The development is set within a rural setting, surrounded by farmland, and has beautiful open views of the countryside.

The accommodation comprises: Entrance hall, lounge open plan to kitchen with dining space, three double bedrooms, ensuite shower room, family bathroom and shower room.

The property is ready to be customized entirely to your own taste and completed to a high standard of finishings. Finishings can include quality fitted kitchen, contemporary bathroom suites, and extensive contemporary flooring and lighting.

The property has double glazing and a state-of-the-art air source heat pump system supplying your heating and hot water requirements, lowering the carbon footprint of your home.

There is an area of garden and there is access to a shared courtyard. There is an allocated parking space and additional visitor parking.

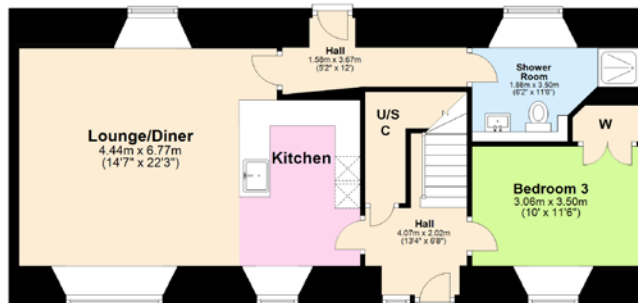
The development has a show home available to view by appointment.

## AREA DESCRIPTION

Carnock is a delightful village located approximately 2.5 miles northwest of Dunfermline. For those who enjoy the outdoors, there is a wonderful selection of countryside walks surrounding Carnock. For the commuter, easy access can be gained to both the Forth (8.3 miles) and Kincardine (10 miles) bridges via the A907. Within the village, there is a local run family restaurant, The Carnock Inn. There is also a local primary school of good repute, a new children and adult's play park, church, and community centre.

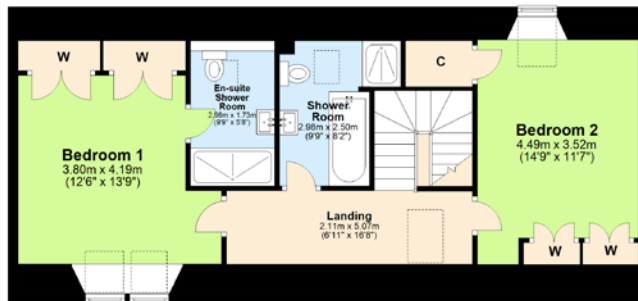
### Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



### First Floor

Approx. 73.9 sq. metres (795.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## EXTRAS

To be agreed.

## VIEWING

By appointment. Call Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

## OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

Please note that all images are for illustrative purposes only and are subject to change.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.



**Malcolm Jack & Matheson**  
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