



**Stevenson Marshall**  
Property & Law

'Duncrist' 28 Carnock Road  
Dunfermline, KY12 9NT

Offers over £360,000

## *'Duncrest', 28 Carnock Road, Dunfermline*

An individually designed detached villa renovated to a high standard throughout with most impressive accommodation and mature garden grounds.

'Duncrest' enjoys a flexible internal layout which includes a large hallway, lounge to front, contemporary open plan breakfasting kitchen (with family/dining area, feature island and quality integrated appliances). utility room, luxury shower room, two downstairs bedrooms, upper landing/sitting area, two large bedrooms and superb four-piece bathroom.





## Room sizes and accommodation

Entrance hallway

Lounge

6.23m x 4.15m (20'5 x 13'7)

Kitchen/open plan family room

7.41m x 3.99m (24'4 x 13'1)

Utility room

5.15m x 2.22m (16'10 x 7'3)

Downstairs bedroom 1

5.18m x 3.25m (17'0 x 10'8)

Downstairs bedroom 2

3.79m x 3.67m (12'5 x 12'1)

Shower room

3.17m x 2.60m (10'5 x 8'8)

Upper landing/sitting area

5.69m x 5.57m (18'8 x 18'3)

Master bedroom

6.47m x 5.89m (21'3 x 19'4)

Bedroom 2

3.67m x 4.41m (12'1 x 14'6)

Large bathroom

4.45m x 3.39m (14'7 x 11'1)

'Duncrist' offers a flexible internal layout which includes a large hallway, lounge to front, contemporary open plan breakfasting kitchen (with family/dining area, feature island and quality integrated appliances), utility room, luxury shower room, two downstairs bedrooms, upper landing/sitting area, two large bedrooms and superb four-piece bathroom.

Gas central heating is installed with double glazed windows, quality flooring, luxury deep pile carpets, tasteful décor, quality hardwood finishing, contemporary lighting and pleasant outlooks.



## Dancerist, 28 Carnock Road, Dunfermline

The mature garden enjoys a host of features, such as a well-manicured lawn, flower beds, shrubs, trees, chipped areas, drying facilities, patio and outbuilding. A large shared driveway leads to garage to rear, which provides ample off street parking. There is also ample off street parking for several vehicles to front.

Carnock Road is situated on the outskirts of Dunfermline off the A907. Dunfermline City Centre and Railway Station are within easy reach, as are excellent local amenities, primary and secondary schooling and Leisure facilities. There is easy access to the M90 Motorway for travel both north and south and an excellent bus service operates in the immediate vicinity.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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