



Stevenson Marshall
Property & Law

4 Hawthorn Bank
Carnock, KY11 9JS

Offers over £235,000

4 Hawthorn Bank, Carnock

Enjoying a quiet cul-de-sac setting, a modern detached chalet villa with flexible accommodation and attractive south facing gardens to rear.

There is a good layout which includes a reception hallway (with feature staircase and full height ceiling), lounge/dining room, modern kitchen, downstairs bedroom, upper landing, two bedrooms and bathroom.

Gas central heating is installed and the property features double glazed windows throughout, fresh décor, excellent storage and pleasant outlooks.





Room sizes and accommodation

Entrance hallway

Lounge/diner

8.05m x 3.58m (26'6 x 11'9)

Kitchen

4.27m x 2.61m (14'0 x 8'7)

Downstairs bedroom

3.53m x 3.07m (11'7 x 10'1)

Upper landing

Bedroom 1

3.88m x 3.37m (12'9 x 11'1)

Bedroom 2

2.96m x 2.54m (9'9 x 8'4)

Bathroom

3.64m x 1.85m (11'11 x 6'1)

GROUND FLOOR



1ST FLOOR



These plans are intended to provide a guide to the general layout of the property and are not to be used as a basis for any legal proceedings. The plans are for illustrative purposes only and are subject to change without notice. The actual layout of the property may vary from the plans shown. The vendor, agent and advertiser accept no liability for any errors or omissions. Plans not to scale.

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The attractive garden grounds boast a well manicured lawn, numerous shrubs, trees, flower beds, timber garden shed, outbuilding, drying facilities, peaceful setting and a south facing aspect to rear. The garage and driveway to front provide ample off street parking for several vehicles.

Carnock is surrounded by open countryside, located approximately four miles west from Dunfermline. It has facilities in its own right such as local primary schooling and public house/restaurant. There are also regular bus services connecting the area to Dunfermline and Oakley, where there is a wider range of facilities and amenities. Worth highlighting is the Forrester Park 18 hole golf course (including two restaurants) located within $\frac{3}{4}$ of a mile from the property.

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.

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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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