

ROSS & CONNEL

Solicitors, Estate Agents & Business Lawyers



1 East Bonhard Farm Steadings, Carnock
Offers Over £248,000



We are delighted to bring to the market this stunning end-terraced farm steading cottage, set within a most attractive court setting and generous landscaped gardens with excellent private and visitor parking. Converted to cottages in 2023, this charming home is presented in excellent move-in condition, with quality fixtures and fittings throughout. Ideally suited to those seeking a peaceful lifestyle while remaining only a short drive from Dunfermline city centre. The accommodation comprises entrance hall, lounge with open-plan aspect to a stylish breakfasting kitchen (Peninsular island), two double bedrooms (one with built-in wardrobes), and a stylish shower room. Further benefits include double glazing and economical air source heating. The landscaped front and rear gardens provide excellent outdoor space, making this a delightful home in a peaceful setting. Immaculate decor. Quality flooring throughout. EPC - C. Council tax - D. Freehold.

LOCATION

The property is situated off Bonhard Road, Carnock, approximately four miles north-west of Dunfermline, enjoying a peaceful semi-rural setting while remaining within easy reach of local amenities.

The nearby West Fife villages of Carnock and Oakley offer a range of everyday amenities, including local shops, public houses and primary schooling.

Dunfermline, Scotland's ancient capital and a designated city since 2022, offers an excellent range of shopping, leisure, educational and recreational facilities, together with a wealth of historic attractions including Dunfermline Abbey, Carnegie's Birthplace and Abbot House.

The location is particularly convenient for commuters, with the M90 motorway providing direct links to Edinburgh, Perth and Dundee, while the Forth bridges are approximately five miles away. Excellent road connections also provide easy access towards Stirling, Glasgow and the wider Central Belt.

Dunfermline's railway stations provide regular services to Edinburgh and other major UK destinations, while local and national bus services offer further convenient transport links.

PROPERTY - END TERRACED COTTAGE

- Converted farm steadings (2023)
- Stone built
- Lovely corner location
- Most attractive courtyard development
- Lovely, generous gardens
- Parking area
- Ample visitor parking
- Quality fixtures and fittings throughout
- Stunning flooring
- Modern, immaculate decor
- Double glazing
- Air Source heating system
- Underfloor heating
- Good energy efficiency
- Move in condition
- Internal viewing is highly recommended

ACCOMMODATION

Hall 5.30 m x 1.64 m / 17'5" x 5'5"

Giving access to the Lounge/kitchen, 2 Bedrooms and Shower room. Two good sized storage cupboards.

Open Plan living area

This is a superb family living area for relaxing and entertaining.

Lounge 4.71 m x 4.42 m / 15'5" x 14'6"

This bright lounge features a double window to the front and a Velux rooflight offering further added natural light.

Breakfasting Kitchen 3.83 m x 2.94 m / 12'7" x 9'8"

This very stylish kitchen is well fitted with contemporary black floor and walls units, with complementary white quartz worktops, black accessories and top quality integrated kitchen appliances. French door to garden. Rear.

Bedroom 1 4.39 m x 3.07 m / 14'5" x 10'1"

This is a well proportioned double bedroom, which enjoys the benefit of a double built in wardrobe. Feature double windows to rear.

Bedroom 2 3.18 m x 2.52 m / 10'5" x 8'3"

Another lovely double bedroom. Rear.

Shower Room 3.18 m x 1.58 m / 10'5" x 5'2"

This is a very stylish and well proportioned shower room, which is fitted with a contemporary white suite incorporating a wash basin set in a vanity unit with cupboard below and a large walk in shower compartment. Most attractive tiling. Rear.

Gardens

The outside space this property has to offer is fantastic. There are generously proportioned areas to the front and rear.

GARAGE/DRIVEWAY

There is a parking area to the rear of the property and ample residents parking.

HEATING

Air Source central heating system and under floor heating.

GLAZING

Double glazing.

EXTRAS

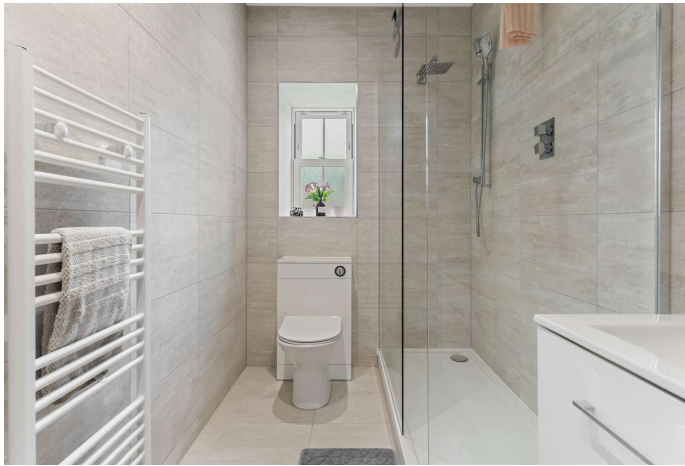
Any fitted carpets and blinds are included in the sale price together with integrated kitchen appliances.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156 or
Lee-Anne Smith on 07882114972

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

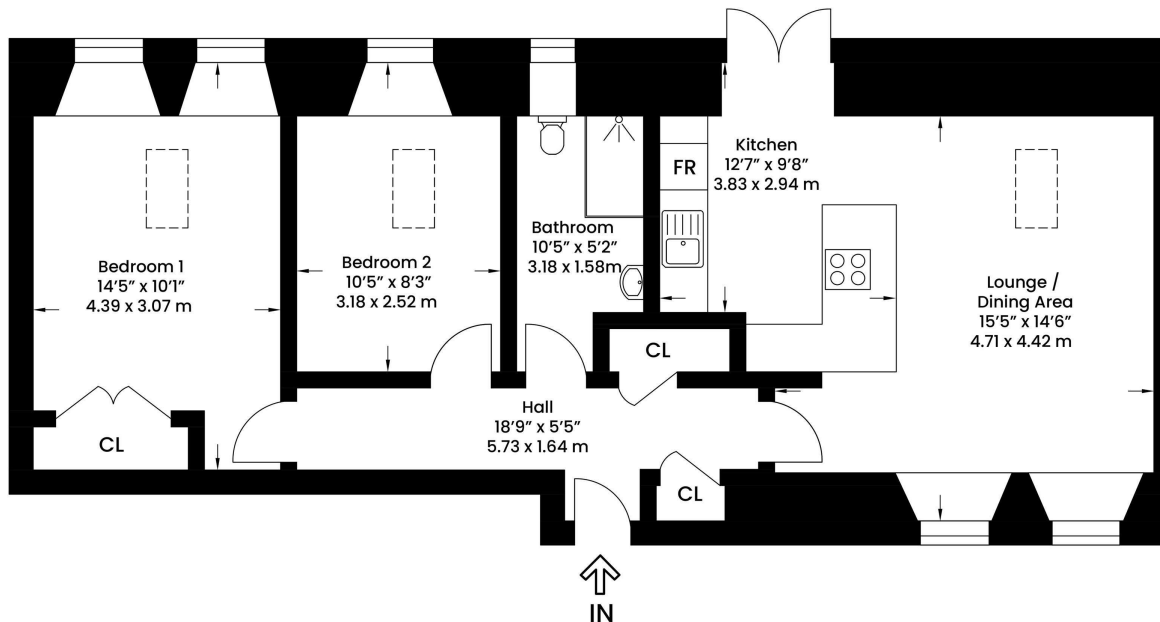
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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