

1 Main Street

CARNOCK, DUNFERMLINE, KY12 9JQ



This beautifully presented four-bedroom detached cottage is a true gem, offering an abundance of space, character, and modern luxury



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McEwan Fraser Legal is delighted to present this 4 bedroom Cottage located in Carnock. This beautifully presented four-bedroom detached cottage is a true gem, offering an abundance of space, character, and modern luxury. From the moment you step inside, you will be captivated by the warmth and elegance of this exceptional home. Thoughtfully designed for both comfort and style, it boasts a selection of show-stopping features that truly set it apart.

THE LOUNGE



The heart of the home is the spacious and inviting lounge, where natural light floods in, creating a bright and welcoming atmosphere. A log-burning stove takes centre stage, offering both warmth and charm—perfect for relaxing on cosy evenings. Flowing seamlessly from the lounge is a delightful sun lounge, a tranquil space that provides the perfect spot to unwind and perhaps read a book. This sun-filled retreat also offers access to two well-proportioned ground-floor bedrooms and a stylish family bathroom.

THE SUN ROOM



BEDROOM 1



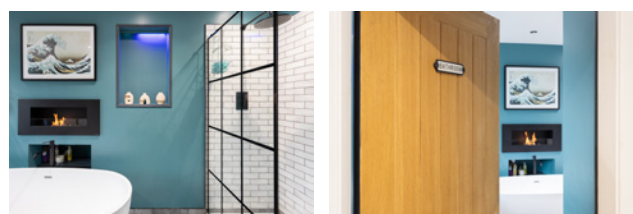
BEDROOM 2



THE BATHROOM



One of the most striking features of the home is the spectacular bathroom, a luxurious and cavernous space designed to impress. A freestanding bath adds an elegant touch, while the walk-in shower cubicle provides a sleek and contemporary feel. The feature vanity sink and dressing table area complete the room, making it a true sanctuary of relaxation.



The second WOW moment of this home is the stunning open-plan kitchen and family room, designed for modern living. At its centre sits a beautifully crafted island with a gas hob, creating the perfect space for both cooking and socialising. This area seamlessly extends into a spacious dining and family area, making it an ideal setting for entertaining guests or enjoying quality time with loved ones. The combination of contemporary finishes and functional design ensures that this kitchen is both stylish and practical, offering a wonderful hub for everyday life.

THE KITCHEN





Climbing the stairs, you will find a further two spacious bedrooms.

BEDROOM 3



BEDROOM 4



Moving outside, the property benefits from a shared driveway leading to a garage, ensuring secure parking and additional storage space. The private rear garden offers a peaceful outdoor retreat, where you can enjoy moments of tranquillity or entertain in the warmer months.

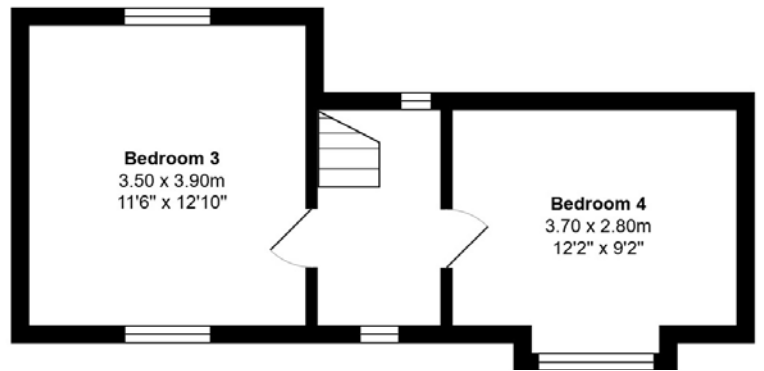
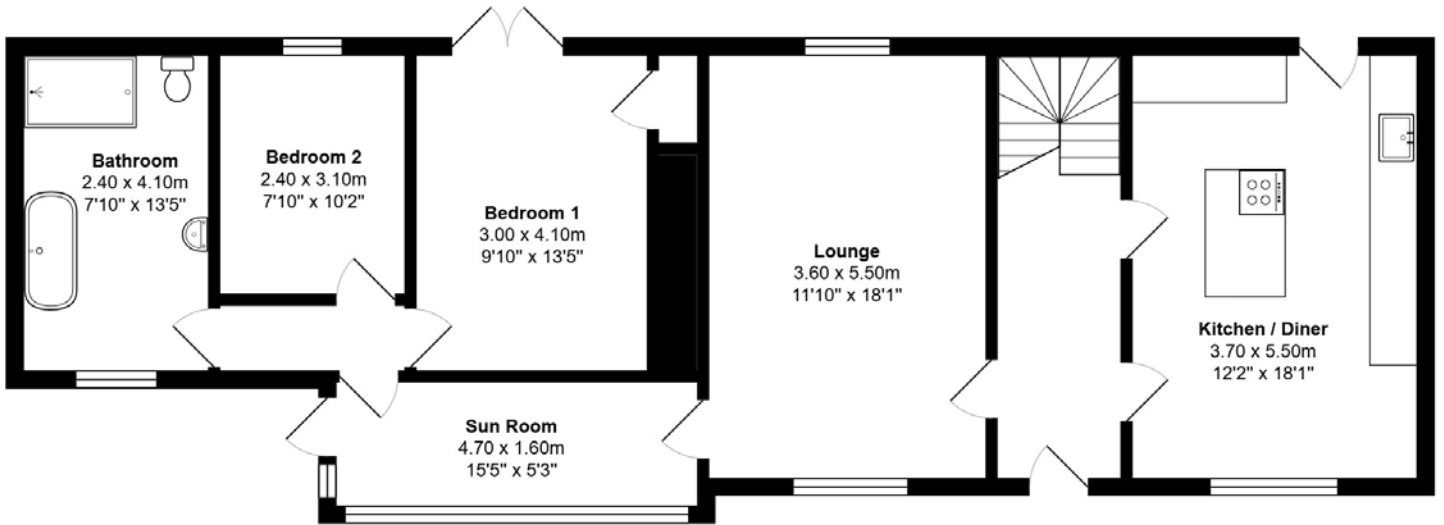
With its thoughtfully designed interiors, standout features, and an abundance of charm, this exceptional home offers the perfect balance of style, comfort, and functionality. Whether you are searching for a spacious family home or a peaceful countryside retreat, this stunning cottage is sure to impress.

Don't miss out on this rare opportunity—contact us today to arrange a viewing and experience the WOW factor for yourself.

EXTERNALS

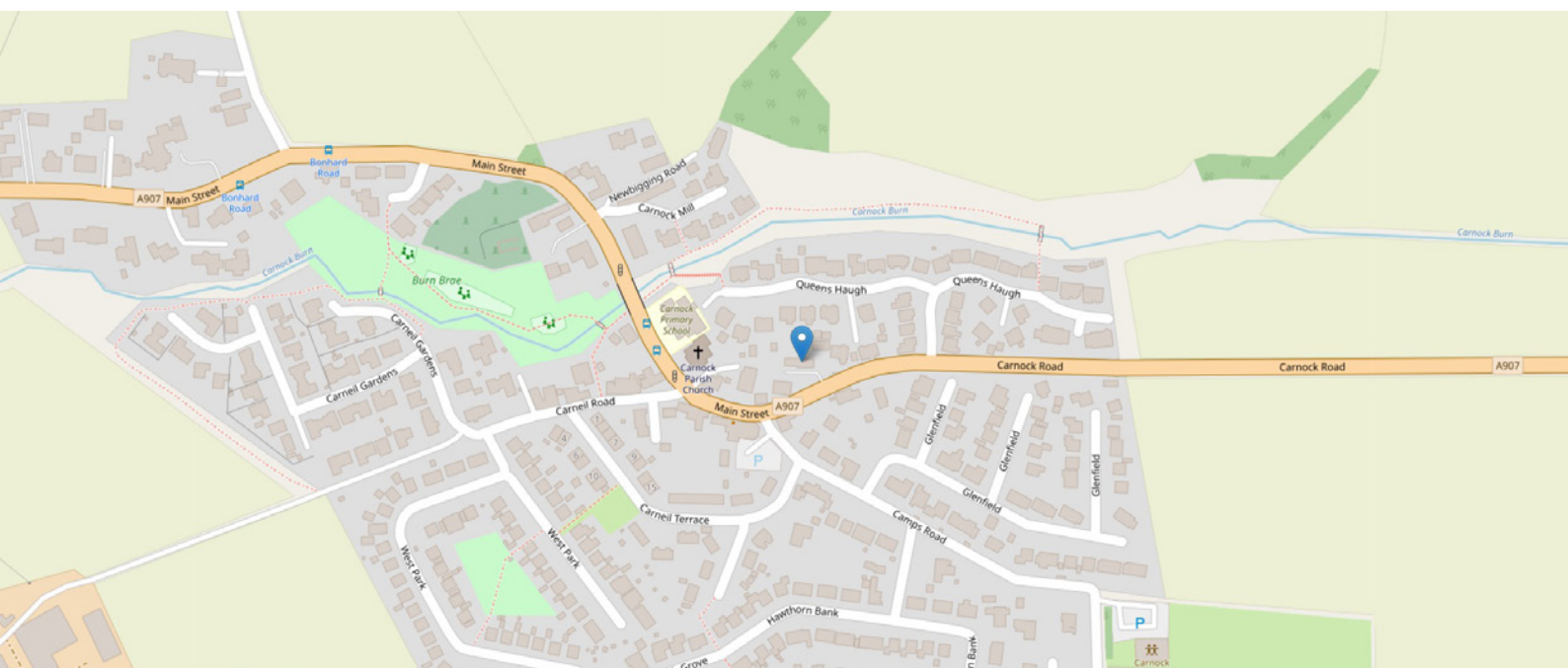


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 123m² | EPC Rating: E



THE LOCATION

Nestled in the rolling Fife countryside, Carnock is a charming village that offers the perfect balance between peaceful rural living and convenient access to Dunfermline, Edinburgh, and beyond.

Families will appreciate the highly regarded Carnock Primary School. For secondary education, the area falls within the catchment for Queen Anne High School in Dunfermline. For those considering independent education, Dollar Academy and The Edinburgh Academy are both within reach.

Despite its tranquil setting, Carnock is exceptionally well-connected. The nearby M90 motorway provides quick access to Edinburgh, Perth, and Dundee. Dunfermline Town and Dunfermline Queen Margaret train stations offer regular rail services to Edinburgh Waverley, with journey times of around 30 minutes. There are also frequent bus routes linking Carnock to Dunfermline, Stirling, and Glasgow, while Edinburgh Airport is just a 30-minute drive away.

While Carnock retains its peaceful, village charm, all essential amenities are easily accessible. Just a short drive away, Dunfermline provides an excellent selection of supermarkets, independent retailers, cafes, and restaurants.

For leisure and recreation, the area offers an abundance of opportunities. The West Fife Woodlands and surrounding countryside provide fantastic walking and cycling routes. Golfers can enjoy nearby courses, including Dunfermline Golf Club and the prestigious courses along the Fife Coastal Golf Trail. For family entertainment, Fife Leisure Park offers a cinema, bowling alley, gym, and various dining options.




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