



30a Main Street  
CARNOCK | KY12 9JE

  
**warners**  
solicitors & estate agents





## 30a Main Street

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Nestled in the tranquil and idyllic village of Carnock, moments from excellent local amenities, quick transport links and vast open green spaces is this immaculately presented and extremely spacious detached house. Spanning over an impressive 3,600 square feet this generously sized architecturally designed brick build house is set on a large corner plot and boasts substantial, sprawling landscaped garden grounds, a wide driveway and a detached double garage. This five-bedroom, four-bathroom home enjoys three ample sized reception rooms and would make an ideal family home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright triple aspect lounge with French doors leading to the garden, a stunning dining kitchen with luxury kitchen units and appliances, ample dining space and French doors to the rear garden and flowing from the dining kitchen there is an exquisite family room with big feature windows that flood the area with an abundance of natural light. Off the hallway there is a useful utility room, downstairs bathroom with bath and separate shower and downstairs is completed by two well-proportioned double bedrooms (one currently utilised as a gym and the other as a home office).

Following up a sweeping spiral staircase the upper-level benefits from a spacious master bedroom with walk in wardrobe, an elegant en-suite bathroom with bath, a separate shower and twin vanity units and the villa is finished by two further abundant double bedrooms both with built-in wardrobes and en-suite shower rooms.

Externally the beautifully landscaped, manicured garden grounds are laid to lawn with mature trees and plants with delightful paved areas ideal for al fresco dining and entertaining.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Spacious detached family home
- Set on a generous corner plot
- Large garden grounds
- Wide driveway and detached double garage
- Three bright reception rooms
- Five double bedrooms

- Four bathrooms
- Useful utility room
- Tranquil, village setting
- Conveniently close to travel networks

Extras include:

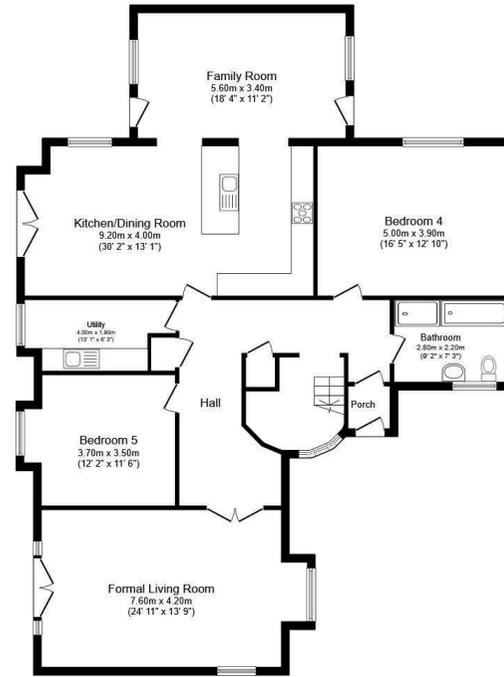
EPC Band C



The tranquil village of Carnock is a highly sought-after location only a few miles from Dunfermline and conveniently close to Edinburgh and Glasgow. With excellent local shopping for everyday requirements the village boasts a superb local pub restaurant with beer garden and an excellent Primary school. On your doorstep you have access to the vast open countryside including well-regarded golf courses and there is an annual village fair. Regular transportation is available into Dunfermline City Centre, which offers a variety of entertainment, and shopping facilities including the Kingsgate covered Shopping Centre, retail parks, health clubs and a selection of social amenities. Dunfermline is moments from the Queensferry Crossing and is therefore particularly popular with commuters. Easy access is gained to the rail network and M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Glasgow, Stirling and the west.







**Ground Floor**



**First Floor**

Total floor area 274.8 sq.m. (2,958 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com