



Morgans

PROPERTY

42 Merlin Drive, Dunfermline, KY11 8RX

Offers Over £239,950





Entrance hall

Lounge

Fitted Kitchen

EPC Rating -

Three bedrooms

Ensuite & Bathroom

Ample Private Parking

Council Tax Band -





Welcome

DESCRIPTION

Early entry is available to this end terraced three bedroom townhouse spread over three levels. Excellent home for growing family and couples which is well appointed within this popular residential estate. Easy motorway access and schooling all within a short distance from this small cul-de-sac of similar homes. The property briefly comprises entrance hall, w.c facilities, rear lounge and fitted kitchen. On the first floor there are 2 double bedrooms and family bathroom. The top floor has the generous master bedroom with dressing room and en-suite facilities. There are well maintained gardens to the front, side and rear, they are enclosed providing a child and pet safe environment. Ample private residents parking adjacent with visitors parking. The property is double glazed with gas central heating.





EXTRAS INC.IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







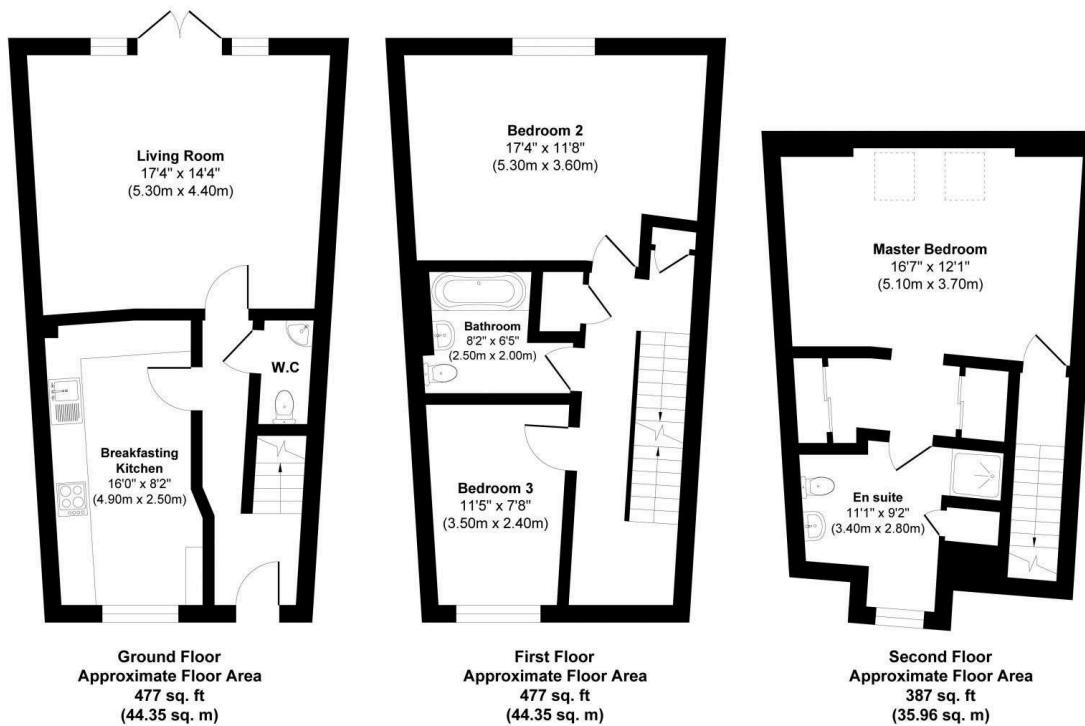
Dunfermline

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

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Approx. Gross Internal Floor Area 1341 sq. ft / 124.66 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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