



Morgans

62 Merlin Drive
Dunfermline, Fife, KY11 8RX
Offers in the region of £220,000



62 Merlin Drive
Dunfermline
KY11 8RX

Well presented stylish and modern villa situated in the popular Masterton area of Dunfermline close to all amenities and schooling. Ideal for families, couples and the commuter with close proximity to the M90 motorway network and Forth bridges. The accommodation comprises: entrance hall, lounge with bay window, dining room, dining kitchen with integrated appliances, downstairs WC, four bedrooms one en-suite, family bathroom with electric shower over bath. The property benefits from gas central heating, double glazing, ample storage and partially floored loft. Attractive and well maintained gardens to the front and rear with open countryside views. Single integral garage and driveway. Early viewing recommended. EPC RATING C



LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Palace reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. 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 associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LOUNGE 15'1 x 11'10

DINING ROOM 12'6 x 9'2

DINING KITCHEN 15'9 x 9'2

MASTER BEDROOM 13'9 x 13'1

EN-SUITE 8'6 x 4'7

BEDROOM 2 11'2 x 10'6

BEDROOM 3 9'2 x 9'2

BEDROOM 4 9'10 x 8'6

BATHROOM 6'7 x 5'11

EXTRAS INC. IN SALE

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

VIEWINGS

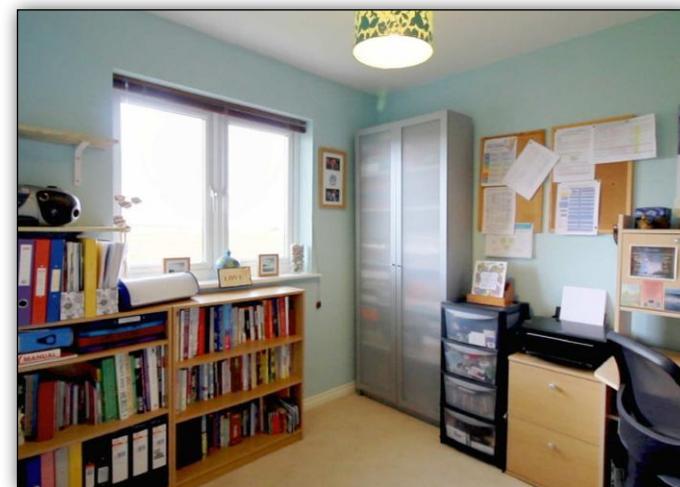
All viewings by appointment via Morgans on 01383 620222.

TRAVEL DIRECTIONS

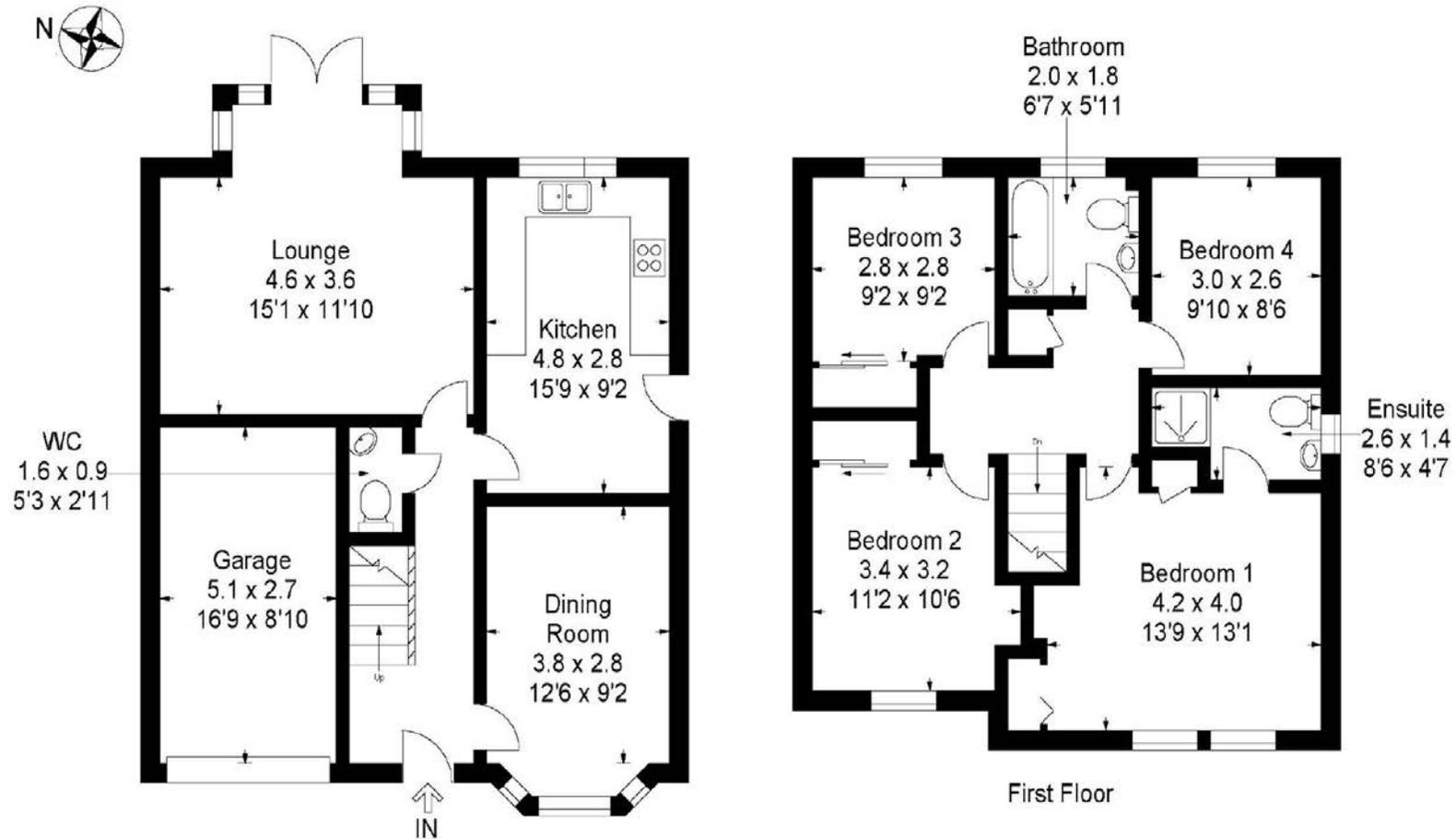
From Dunfermline City Centre head south down St Margaret's Drive turning left under the railway bridge into Bothwell Street, passing Asda on your left hand side. Continue through the roundabout and traffic lights onto Queensferry Road, following this road all the way down to the Nationwide Building Society roundabout where you take a left onto Carnegie Avenue. Continue to the brow of the hill to the roundabout where you will turn right. Then turn left into Merlin Drive. Take the next left, then first right, and then the next left and continue along Merlin Drive where the property can be found as signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us on 01383 620222.







Ground Floor

First Floor



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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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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