



Morgans
PROPERTY

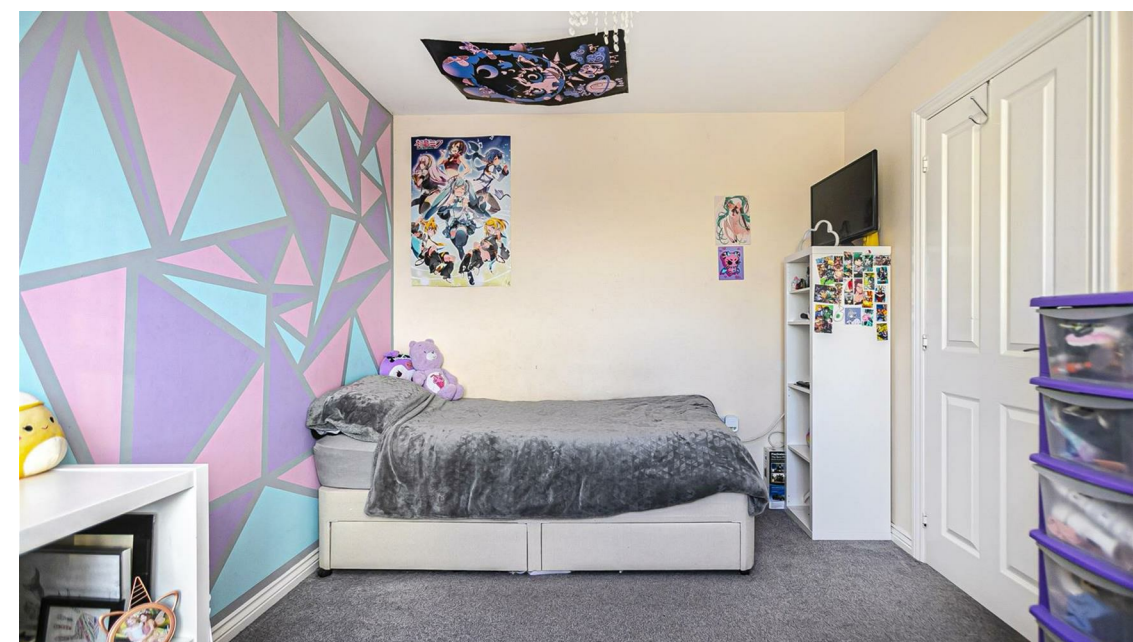
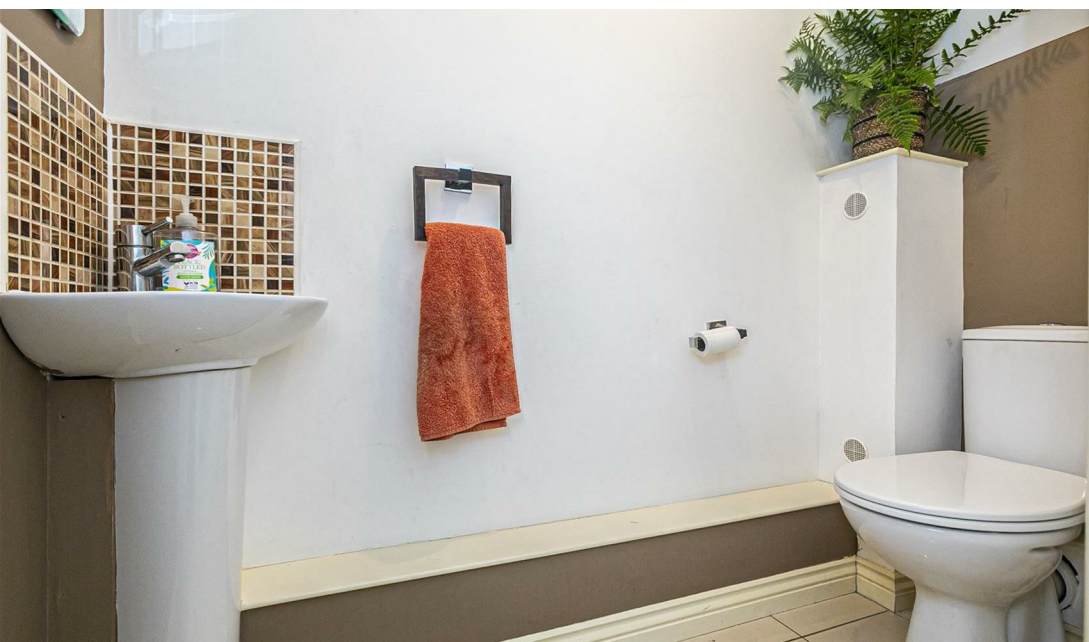
69 Merlin Drive, Dunfermline, KY11 8RX
Offers Over £249,950

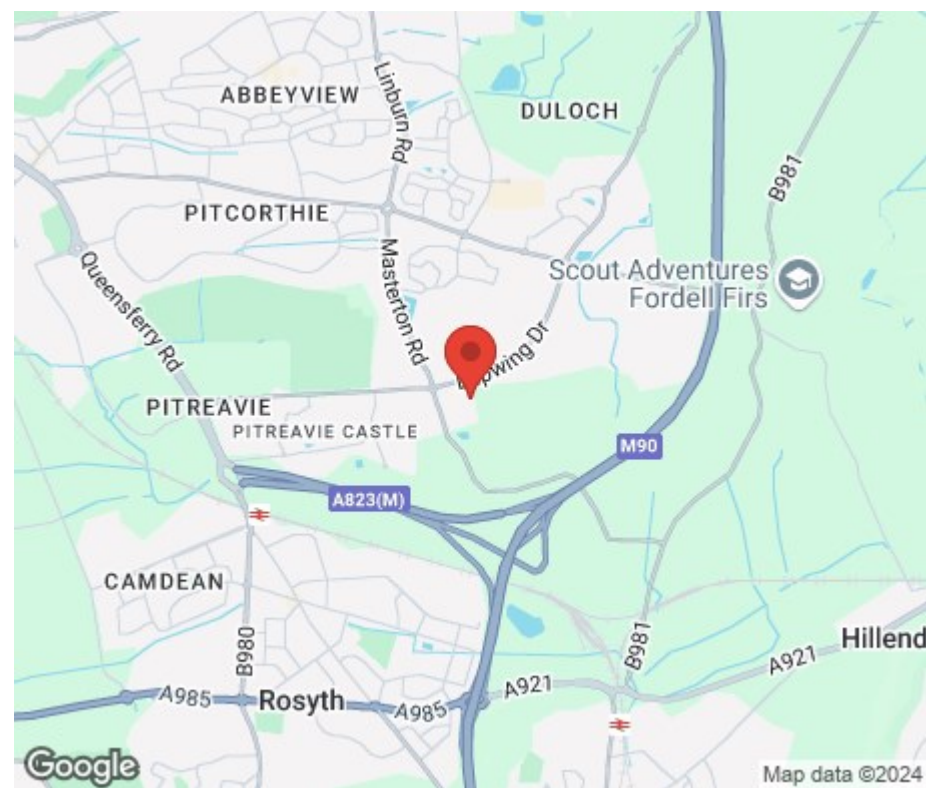






This beautifully presented four bedroom townhouse offers modern family living over three floors. The ground floor features a stylish kitchen/diner, WC, and integral garage. The first floor includes a spacious lounge, family bathroom, and bedroom. Upstairs, the second floor provides three further bedrooms, including the master with built-in wardrobes and an en-suite. Bedroom 2 is generously proportioned, while Bedroom 3 offers additional versatility. Conveniently located close to amenities, schools, and transport links, this property is ideal for families or professionals seeking comfort and practicality in a desirable location. Integrated Storage and fully enclosed gardens to the rear. Essential viewings.





LOCATION

The ancient capital of Dunfermline won its bid to have official status city 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.

EXTRAS INC IN SALE / AGENTS NOTE

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

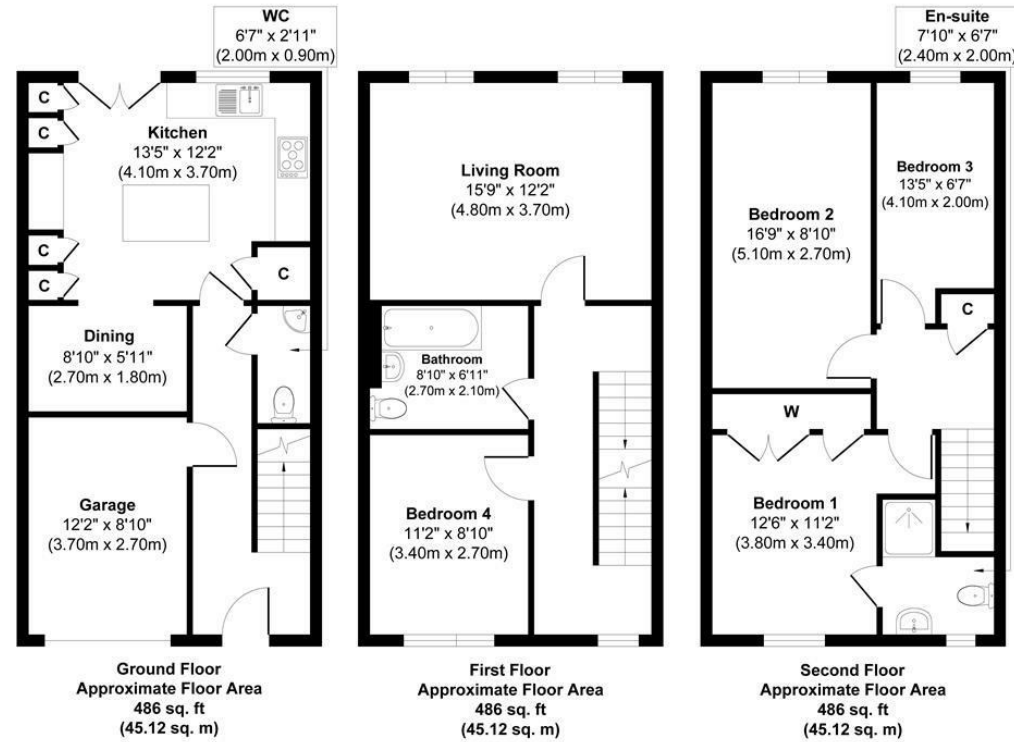
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested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







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Approx. Gross Internal Floor Area 1457 sq. ft / 135.36 sq. m

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33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

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