

**Morgans**

PROPERTY

78 Merlin Drive, Dunfermline, KY11 8RX

Offers Over £399,950







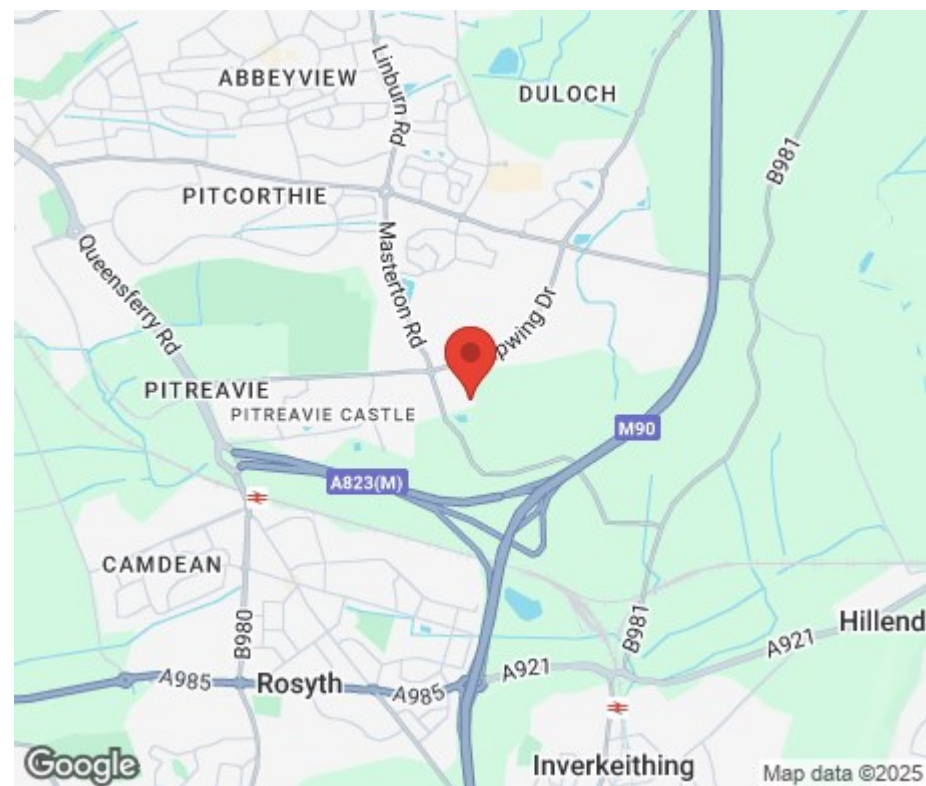




Enviably positioned within the estate this executive family home has fabulous views of the bridges, Edinburgh and beyond with open outlook to the rear. Built by Wimpey Homes this spacious villa benefits from excellent outdoor space fully enclosed providing a child and pet safe environment with driveway leading to double garage. This villa would ideally suit a growing family with generous space throughout. The subjects are a credit to the present owner and the accommodation briefly comprises reception hall, w.c facilities, lounge, dining kitchen, utility room and sitting area overlooking the garden on the ground floor. On the upper level there are four double bedrooms with master en-suite, together with a single bedroom, guest en-suite and four piece family bathroom. Access to attic. Gas central heating and double glazing throughout.







## LOCATION

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.

## 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.





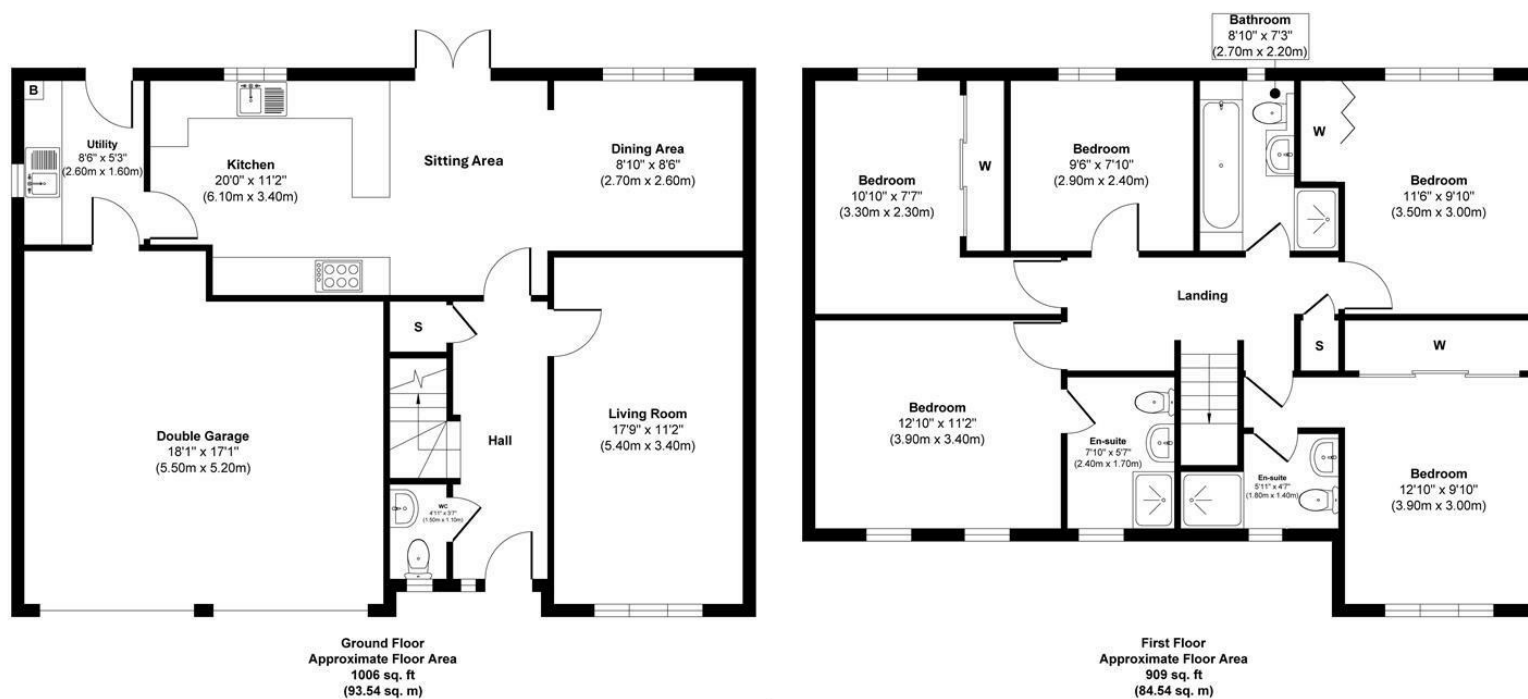












### Approx. Gross Internal Floor Area 1915 sq. ft / 178.08 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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PROTECTED

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