



**Morgans**

PROPERTY

89 Merlin Drive, Dunfermline, KY11 8RX

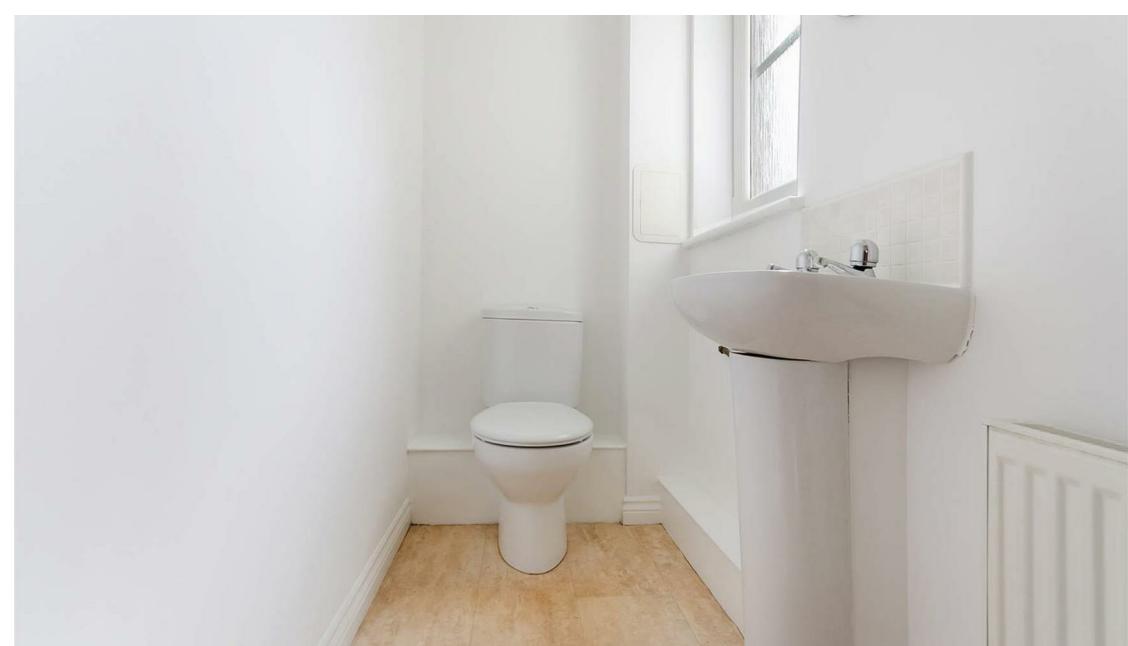
Fixed Price £397,500







Enviabley positioned with fabulous open views towards the Forth Bridges and Edinburgh this executive family home overlooks the pond and viewing area. 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 detached double garage. At the end of the drive, so no through traffic this would ideally suit a growing family with generous space throughout. The subjects are fresh and early entry is available. The accommodation briefly comprises reception hall, w.c facilities, lounge, sitting room, dining kitchen and utility room. On the upper level there are four double bedrooms with master en-suite and dressing room, together with guest en-suite and family shower room. Access to attic. The driveway gives access for several vehicles leading to detached double garage. Gas central heating and double glazing throughout.





#### EXTRAS INC. IN SALE

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

#### AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

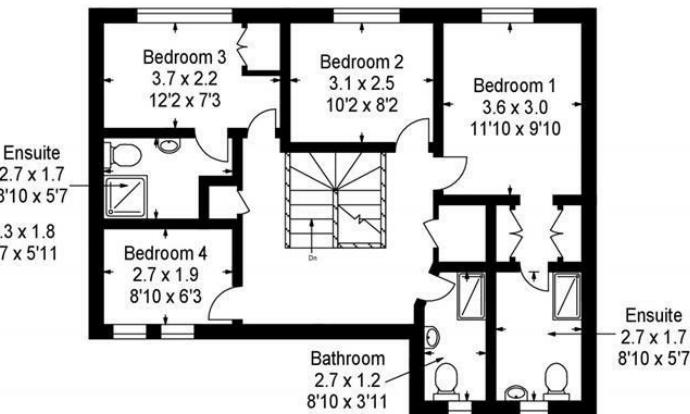
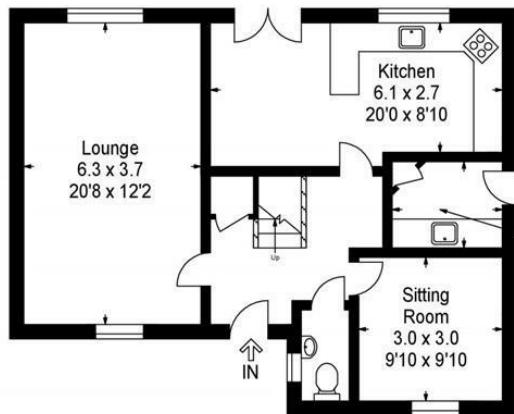
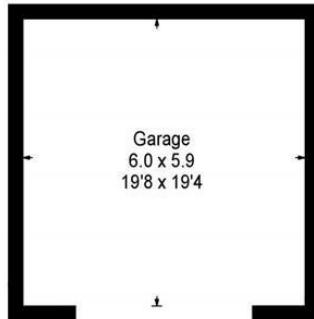
Please note Hacking and Paterson are the Factoring agents for the area - cost approximately £160 per annum.











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)

VistaBee © 2022



SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



[s1homes.com](http://s1homes.com)

[naeal propertymark  
PROTECTED](http://naealpropertymark.com)

[rightmove](http://rightmove.co.uk)

[zoopla.co.uk](http://zoopla.co.uk)

[OnTheMarket.com](http://onthemarket.com)

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.