

42 Merlin Drive

DUNFERMLINE, FIFE, KY11 8RX



*LOVELY THREE BEDROOM FAMILY HOME LOCATED
IN A DESIRABLE DEVELOPMENT*



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Viewing is highly recommended to appreciate the space this wonderfully presented property offers. 42 Merlin drive is a three-bedroom town house in a desirable development.

Entrance is through a double glazed front door into the hallway which leads to all rooms on this level. The spacious lounge is pleasantly located to the rear with French doors leading out to the landscaped gardens. The breakfasting kitchen is a good size and offers a good range of floor and wall mounted units with a striking worktop, also on this level there is a handy WC. The second floor is reached by a staircase with feature lighting and gives access to the family bathroom with a white three-piece suite. There are two spacious double bedrooms on this level with views across Dunfermline. The top floor is reached by a feature staircase giving access to the fabulous master bedroom including en-suite facilities, fitted wardrobes, from this room you can enjoy stunning views across Fife.

The property further benefits from double glazing, gas central heating and allocated parking to the front of the property. This is a must-see to appreciate the accommodation on offer.

The Location

the lounge







bedroom 2





bedroom 3







bedroom 1







Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.40m (14'5")	Bedroom 1	5.20m (17'1") x 4.70m (15'5")
Kitchen	4.90m (16'1") x 2.50m (8'2")	En-suite	2.70m (8'10") x 2.30m (7'7")
WC	1.60m (5'3") x 0.90m (2'11")		
Bedroom 2	5.40m (17'9") x 3.80m (12'6")	Gross internal floor area (m ²): 124m ²	
Bedroom 3	3.40m (11'2") x 2.50m (8'2")	EPC Rating: C	
Bathroom	2.00m (6'7") x 1.89m (6'3")		

Floor Plan





The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey.

Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants and bars. Within the Duloch Park area, you have Fife Leisure Park which is home to a 10 screen cinema, private health club, bingo, bowling and mini-golf.

For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for keen golfers there are three private courses within proximity.

Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee.

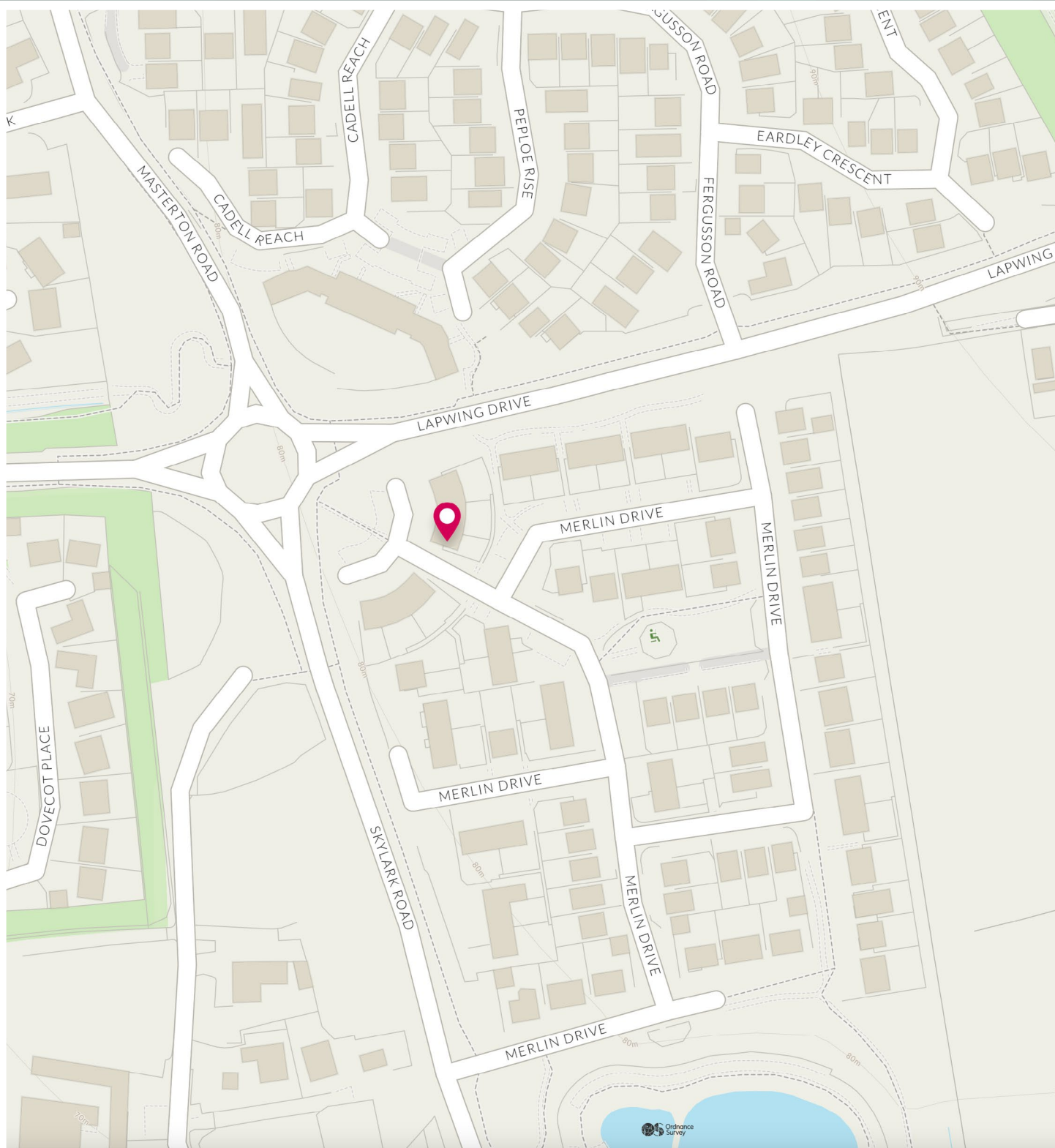


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