



74 Merlin Drive
Dunfermline, KY11 8RX

Offers over £180,000

74 Merlin Drive, Dunfermline

Immaculate throughout, a modern end terraced villa in desirable location, with neat gardens and pleasant outlooks to rear.

There is a good internal layout which includes an entrance hallway, WC/cloaks, lounge, dining kitchen, upper landing, 3 bedrooms and shower room. Gas central heating is installed with double glazed windows, fresh décor and good storage throughout.

Entrance hallway
WC/cloaks:- 1.98m x 1.28m
Lounge:- 4.01m x 3.75m
Dining kitchen- 4.60m x 3.10m
Upper landing
Bedroom 1:- 3.40m x 3.16m
Bedroom 2:- 3.40m x 3.16m
Bedroom 3:- 3.95m x 2.53m
Shower room:- 2.31m x 2.08m

The most impressive garden ground features a host of trees, flower beds and shrubs. There is quality timber decking, generous lawn, maximum privacy, patio area and large summer house (with power). A driveway to side provides ample off street parking for several vehicles.

Merlin Drive is pleasantly situated on the outskirts of Duloch Park district of Dunfermline, approximately 3 miles south east of Dunfermline City Centre. There is a Tesco supermarket and Fife Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by.

Viewing: An appointment to view can be made by contacting selling Agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.

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Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk