



## 82 Merlin Drive, Dunfermline, Fife, KY11 8RX

Beautifully Finished, Four-Bedroom Detached Family Home with a Garage, Gardens & Stylish Interiors

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# Property Description

Beautifully finished four-bedroom detached family home on a leafy corner plot with garage, gardens, and stylish interiors. Set on a corner plot in a modern, family-friendly residential development on the outskirts of Dunfermline.

Comprises an entrance hall, living room, dining room, kitchen, four bedrooms, en-suite, family bathroom and WC.

Features a modern integrated kitchen, stylish bathrooms, quality flooring in the hall and lounge, and upgraded internal doors.

Offers light, contemporary decor, HIVE gas central heating, double glazing, and excellent storage, including a powered garage. Externally includes a driveway and low-maintenance front landscaping, plus a rear garden with lawn, paved patio and decking.

The development provides additional on-street parking and green communal spaces for walking and leisure.

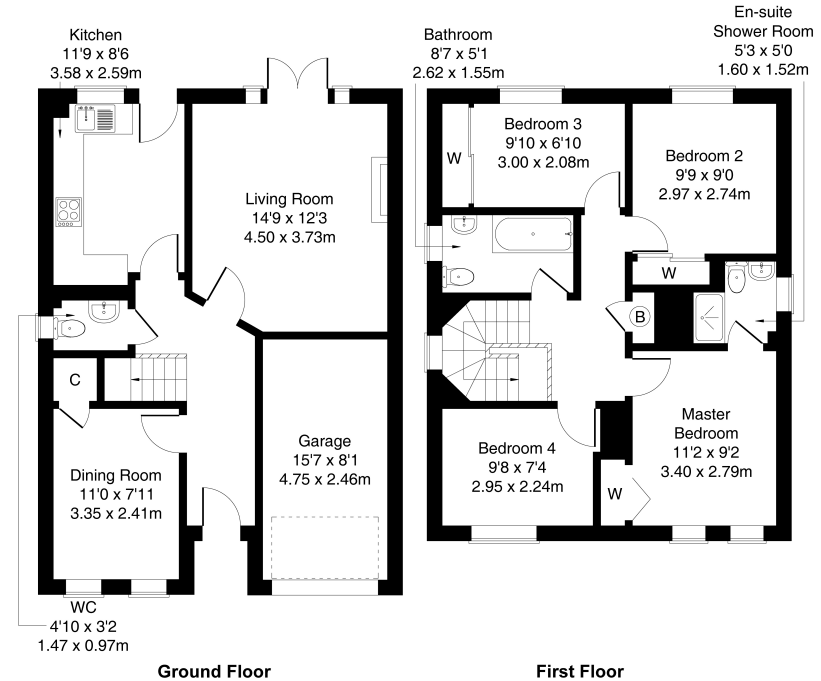
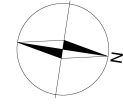
The entrance hall offers space for freestanding furniture, with HIVE heating control and quality flooring flowing into the living and dining rooms. A bright, southerly-facing lounge enjoys French doors opening to the rear garden, and features a central light fitting and plain coving. Set to the rear, the kitchen includes tiled flooring, recessed lighting, space for a breakfast area, and garden access. The well-appointed units house an oven, gas hob, dishwasher, and washing machine, with a ceramic sink and traditional tap. The front-facing dining room provides flexible space and includes under-stair storage.

Upstairs, a spacious hall leads to four bedrooms and a bright family bathroom. The front-facing principal bedroom has a built-in wardrobe, wall-mounted TV point and en-suite shower room. Bedrooms two and three overlook the rear garden, with wood flooring and built-in storage, while bedroom four is front-facing and equally versatile.



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Approximate Gross Internal Area: (1238 sq ft - 115 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Situated on the southern outskirts of Dunfermline, this contemporary development offers a tranquil suburban lifestyle surrounded by green open spaces. The location benefits from a wide range of local amenities, including highly regarded schools, a selection of supermarkets, and a variety of restaurants. Fife Leisure Park is just a short distance away, providing extensive shopping,

dining, and entertainment options. Ideally suited for families and commuters, the area boasts excellent transport links with easy access to the M90, A92, and nearby railway stations offering frequent services to Edinburgh and beyond. With its strong sense of community and abundance of outdoor space, this is an exceptional place to call home.





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## Head Office

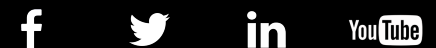
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## Glasgow Office

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Estate Agents and Solicitors



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