ABBEY FORTH

01383 737748
sales@abbeyforth.co.uk









38 MERLIN DRIVE, DUNFERMLINE

OFFERS OVER £259,950

WELL-PRESENTED 4 BEDROOM END-TERRACED TOWNHOUSE OVER 3 FLOORS - OFFERING SPACIOUS FLEXIBLE ACCOMMODATION. MOVE-IN CONDITION.
Hall, Lounge, Bespoke Fitted Kitchen, WC. 4 Bedrooms (Mstr-ensuite), Bathroom. Storage.
Front/Rear garden. Parking. DG/GCH. C Tax Band E.
EARLY VIEWING HIGHLY RECOMMENDED.

SPACIOUS 4 BEDROOM END TERRACED TOWNHOUSE OVER 3 FLOORS WHICH IS BROUGHT TO MARKET IN MOVE-IN CONDITION. MUST BE VIEWED!

ABBEY FORTH PROPERTY is delighted to present to market this desirable 4-bedroom townhouse set in popular residential location within quick easy reach of Inverkeithing train station and M90.

PROPERTY DETAIL
Situated at the end of a pleasant row of terraced properties. Spacious welcoming hallway leads to all accommodation within. WC under stairs. To the front is a stylish bespoke fitted kitchen with breakfast bar and integrated appliances. This modern kitchen boasts generous cupboard space. To the rear, enjoying a private quiet aspect and outlook to the garden, is the lounge. There is ample room for lounge and dining furniture, and patio doors lead out to garden. On the first floor there is a good-sized double bedroom to the rear and a single bedroom to front with family bathroom between the two. On the top floor there are two further bedrooms. The master bedroom with en-suite and wardrobe storage and to the front with lovely views towards Dunfermline and beyond, is a generously proportioned double bedroom. The property boasts gas central heating and double glazing. Externally there is a private enclosed rear garden with patio and laid to lawn. To the front is a neat lawn with parking. EARLY VIEWING IS HIGHLY RECOMMENDED.

KEY INFORMATION
End-Terraced Townhouse.
4 Bedrooms, 1 Reception Room, 2 Bathrooms
Ample parking.
Double Glazing.
Gas Central Heating.
Lovely Views.
Storage.
Front garden and enclosed rear garden
Council Tax Band E.
Home Report Valuation £260,000

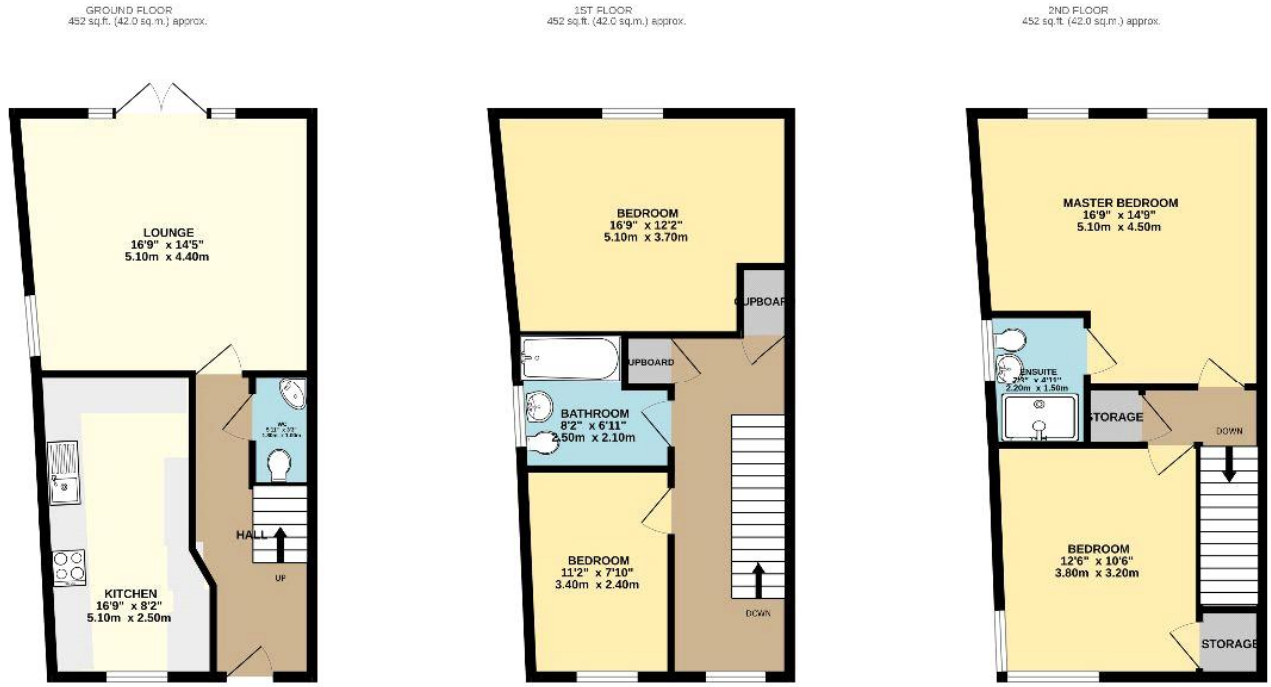
LOCATION
Situated within a popular residential development enjoying an elevated position with offering good views. The property boasts convenient access for local amenities and ideal for commuters. The City of Dunfermline provides all the facilities you would expect, including the Kingsgate Shopping Centre (including an M&S), Two Theatres - Alhambra and Carnegie Hall, beautiful parks including Pittencrieff Park. For additional cultural pursuits there is also the beautiful Dunfermline Abbey, Carnegie Museum, Dunfermline Library and Fire Station Creative gallery. For everyday shopping there is a broad selection of supermarkets and superstores and at nearby Fife Leisure Park with cinema, health club, ten pin bowling club and an array of bars and restaurants. There are additional leisure pursuits at Carnegie Leisure Centre and an abundance of local golf courses in the Dunfermline and West Fife area. Schooling of good repute is available from primary education to secondary education with good local primary and high schools in the vicinity. There is a good local transport network with Bus/train services that connect to and from Dunfermline to Edinburgh/Glasgow and throughout the central belt.

POINTS OF INTEREST/TRAVEL TIME (approximate times)
Edinburgh 30-35 mins by car, 25 mins by Train
Edinburgh International Airport 25 mins by car
Inverkeithing East Coast mainline – 5 mins by car
Dunfermline City Centre - 10 mins by car

VIEWING - Contact Abbey Forth Property Sales Team.

Council Tax Band: E (Fife Council)
Tenure: Freehold
Parking options: Residents
Garden details: Front Garden, Rear Garden

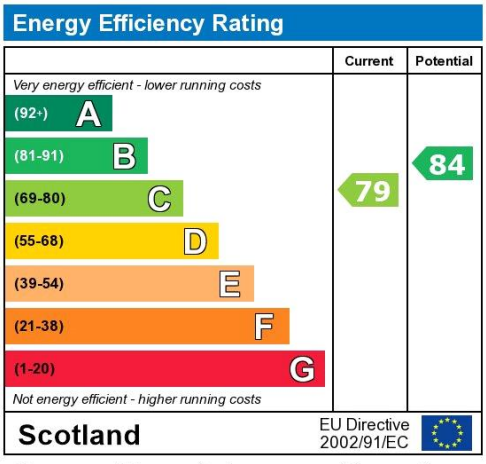
- Double Glazing
- Drive
- Ensuite Shower
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Integrated Appliances



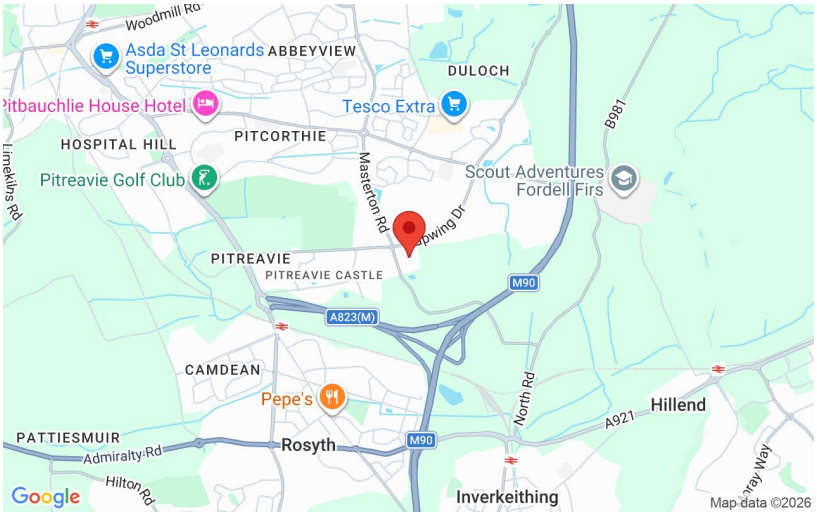
4 BED END TERRACED TOWNHOUSE

TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.




























Caleb


Caleb

