



Morgans

37 MELDRUM COURT
DUNFERMLINE, KY11 4XR
OFFERS OVER £75,000

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A great opportunity to purchase this end terraced villa in a quiet cul-de-sac. Close to local amenities and schools. The property briefly comprises an entrance hall, storage cupboard, lounge, kitchen with patio doors leading to the garden. On the upper level there is a box room, two double bedrooms one with fitted mirrored wardrobes. The bathroom has a jacuzzi bath and a body jet shower cubicle, The property benefits from gas central heating, double glazing and a fenced garden to the rear with decking area and an access gate. The property is sold as seen. Viewing recommended. EPC RATING B.

LOCATION

The Royal Burgh of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the City, whilst recent developments have seen Dunfermline move into the modern era. 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 its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments associated with a modern City. The local railway stations provide a regular service to Edinburgh with inter city links to other parts of the UK. There are regular and convenient bus services both local and national.

MEASUREMENTS

LOUNGE 17'1" x 10'1"
KITCHEN 13'1" x 11'0"
BEDROOM 1 11'0" x 11'1"
BEDROOM 2 11'0" x 10'1"
BOX ROOM 1 6'0" x 5'0"
BOX ROOM 2 5'1" x 3'1"
BATHROOM 9'0" x 6'0"

EXTRAS INC. IN SALE

All floor coverings, blinds and bathroom fittings.

VIEWINGS

Viewing by appointment with Morgans 01383 620222.

TRAVEL DIRECTIONS

From Sinclair Gardens roundabout head south via St Margarets Drive. At the roundabout go straight ahead into Bothwell Street and continue onto St Leonards Street. Follow the road through two sets of traffic lights, at the second set turn left into Aberdour Road. Follow the road along taking the turning on the left hand side for Tweeddale Drive. Take the first right into Mackay Drive follow the road along until you come to a turning on your right hand side into Meldrum Court and follow the road round where the property will be signposted.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service, full legal service and independent mortgage advice. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

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 since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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