



34 Meldrum Court, Dunfermline, KY11 4XS

Offers Over £140,000





Entrance Hallway



Two Bedrooms



Lounge



Bathroom



Dining Kitchen Utility



Garden Off Street Parking



EPC Rating -



Council Tax Band -





## Welcome

This well-presented two-bedroom home offers comfortable accommodation over two levels, making it an ideal choice for first-time buyers, small families, or investors. The ground floor features a spacious lounge, with two storage cupboards, a dining kitchen to the rear which is well-proportioned and patio doors to the fully enclosed garden to the rear. A useful utility cupboard adds further practicality, along with additional storage within the hall. On the upper floor, the property comprises two generous double bedrooms and a family bathroom, with further storage available from the landing. Externally there is off street parking and the property is situated within a popular residential area of Dunfermline, well placed for local amenities, schooling, and transport links, making it a convenient and desirable location.



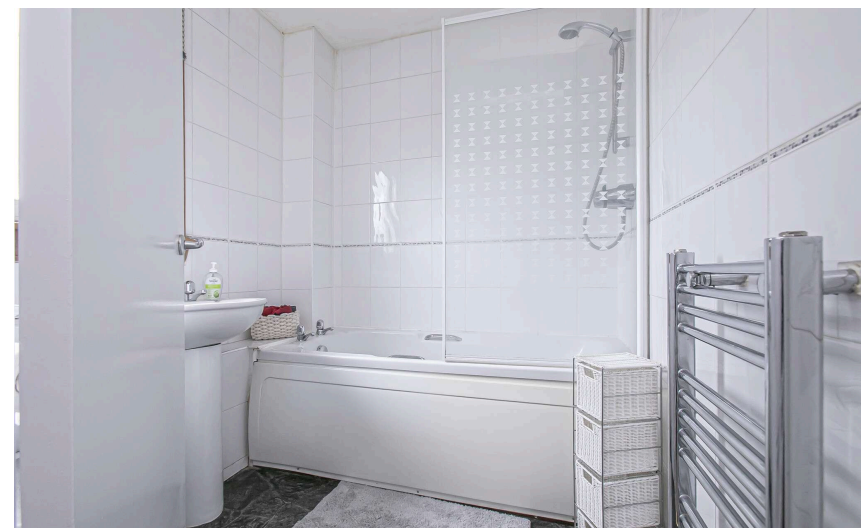


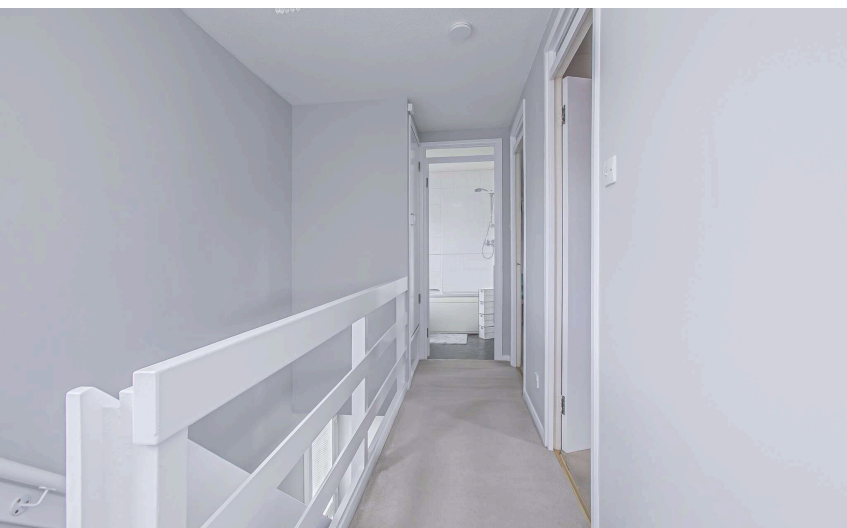
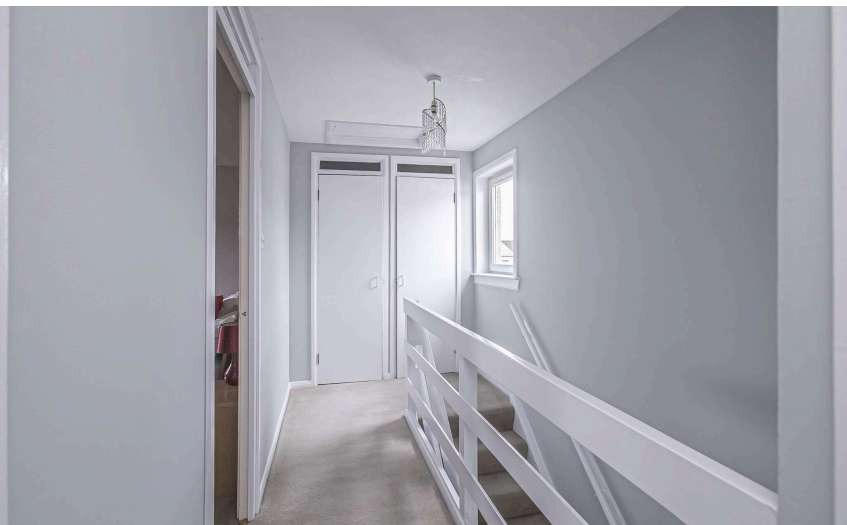
### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









## Dunfermline

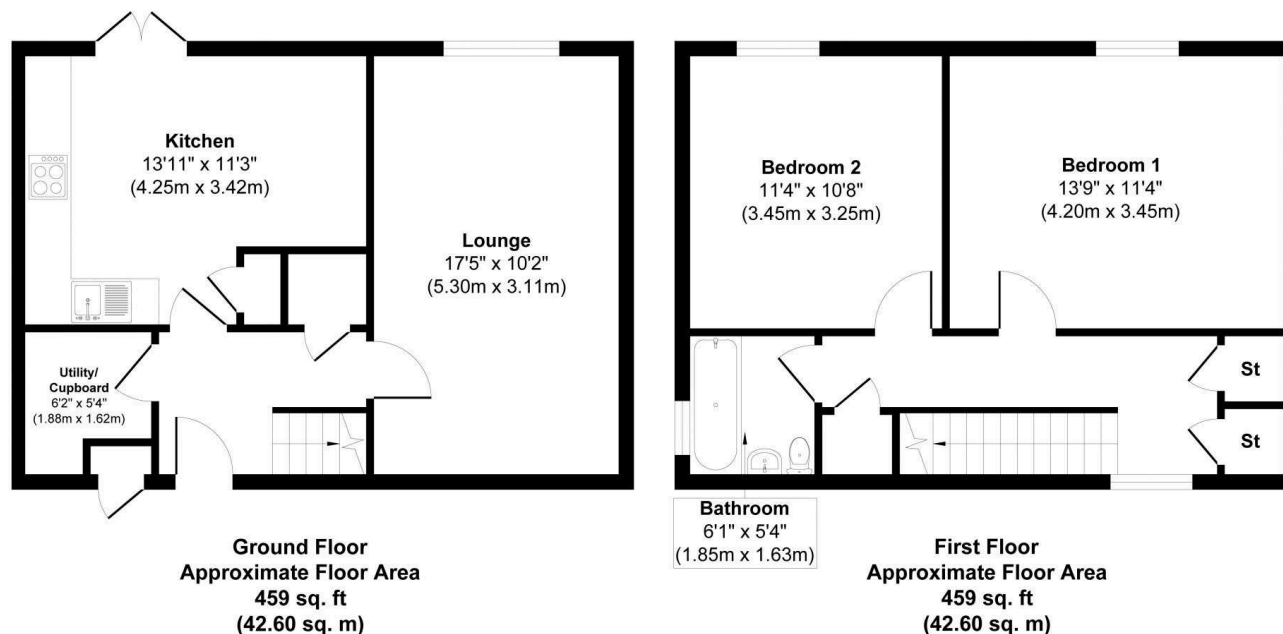
The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges 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. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

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Meldrum Court, Dunfermline, KY11 4XS



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PROPERTY

Approx. Gross Internal Floor Area 918 sq. ft / 85.20 sq. m

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