



Flat B, 1 Meldrum Court, Kirkcaldy, Fife, KY2 5LP

Light & Beautifully Presented, Two Bedroom, Ground-Floor Apartment

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Property Description

Light and beautifully presented, two-bedroom, ground-floor apartment, with private parking. Forming part of a modern development, just north of the town centre of Kirkcaldy, Fife.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a stylish kitchen with appliances, modern bathroom suites, contemporary flooring, and light neutral decor. In addition, there is double glazing, gas central heating, and a secured entry system.

This well-maintained development also includes a shared green and a private off-street residential car park.

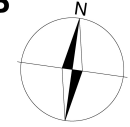
A welcoming entrance hall affords access throughout the property, including a large convenient built-in cupboard. Set to the front, a spacious open-plan living/dining room and kitchen features light decor, wood effect flooring throughout, and a Juliet balcony for the lounge. Set to the rear of the room, the kitchen is fitted with wall and base units, a sink with a drainer, an oven, a gas hob, and a freestanding washing machine and fridge/freezer.

Set to the rear, a tastefully finished master bedroom includes carpeted flooring, ample space for furnishings and a modern en-suite shower room. A further carpeted bedroom is also set to the southerly-facing rear and features a built-in wardrobe. Completing the accommodation, the bathroom is set internally off the hall, with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



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

Area Description

Kirkcaldy is located on the north coast of the Firth of Forth, and is one of Fife's principal towns. It provides a wide range of retail, cultural and leisure services, as well as primary and secondary schooling, and further education at the Adam Smith College. It is home to a museum and an art gallery, as well as the renowned Adam Smith Theatre. Shopping facilities to be found in the Fife

Central Retail Park include a Sainsbury's, B&Q and Next, with many other high-street names also to be found in the town centre, whilst the modern Victoria Hospital serves much of Fife. The railway station brings Edinburgh and Dundee within easy commuting distance, whilst the A92 allows easy access to the motorway network and Edinburgh Airport.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

