



Morgans

PROPERTY

19 Meldrum Road, Kirkcaldy, KY2 5LE

Offers Over £70,000





Well-proportioned one-bedroom home



Generous double bedroom



Bright and spacious lounge



Modern shower room



Separate fitted kitchen



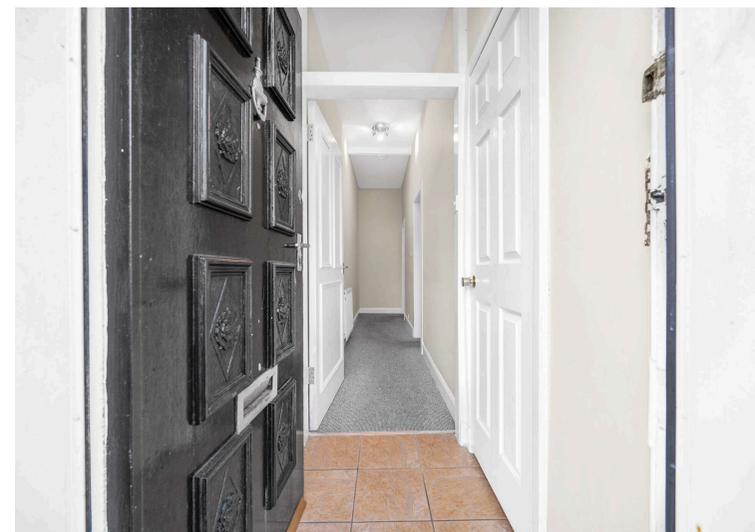
Welcoming entrance hall with vestibule



EPC Rating -



Council Tax Band -





## Welcome

This well-presented one-bedroom ground floor apartment is ideal for purchasers looking for easy to maintain property on the level or investors. The property is accessed via a vestibule and hallway, which provides access to all accommodation. A bright and spacious lounge offers an excellent space for relaxing, while the separate kitchen is well laid out and practical for everyday use. The generous double bedroom provides ample space for furnishings, and a shower room completes the accommodation. Additional storage is available throughout the property with communal gardens to the rear. Situated in a convenient area of Kirkcaldy, the property is well placed for access to local amenities, transport links, and the town centre, making it a fantastic opportunity for a range of buyers.

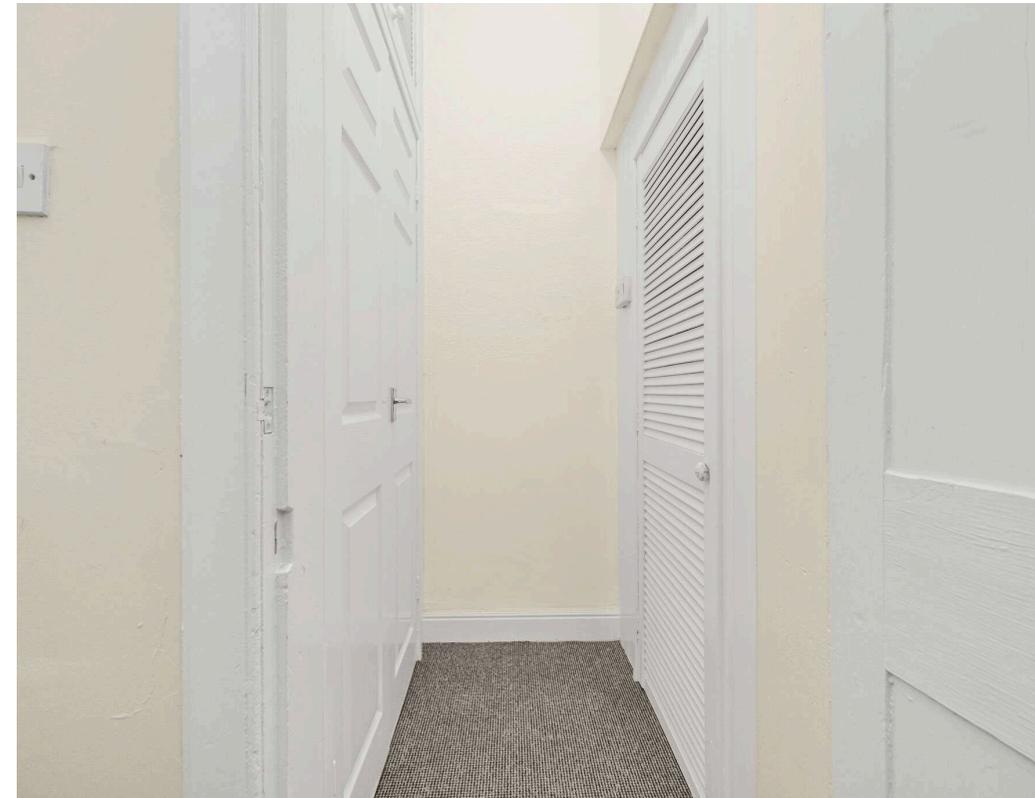




### **EXTRAS INC. IN SALE/AGENTS NOTE**

All floor coverings, 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.



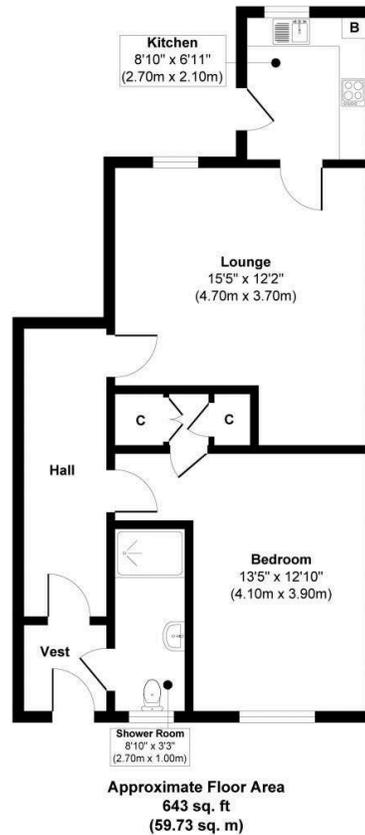


## Kirkcaldy

Kirkcaldy offers residents the privilege of living by the sea. Enjoy picturesque coastal walks that provide breath taking views of the Firth of Forth. Kirkcaldy boasts a fascinating history from historic landmarks to museums and art galleries. You'll find an array of shopping centres, restaurants, cafes, and recreational facilities to cater to your every need and desire. The town is home to excellent schools and quality education is easily accessible. With an abundance of parks, green spaces, and nature reserves, Kirkcaldy is a haven for outdoor enthusiasts allowing you to can enjoy the tranquillity of nature without venturing far from home. Located conveniently within the heart of Fife, Kirkcaldy provides excellent transport links to Edinburgh and other major cities in Scotland, whether travelling by either road or rail.

## Morgans Property Package

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



**Approx. Gross Internal Floor Area 643 sq. ft / 59.73 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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