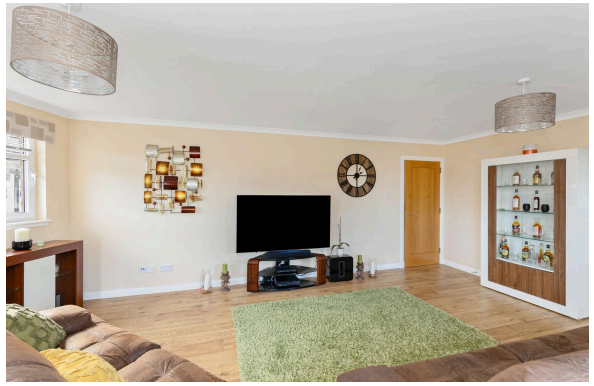
2 Flat B Meldrum Court

KIRKCALDY | KY2 5LP

warners
solicitors & estate agents



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This beautifully presented and generously proportioned three-bedroom ground-floor flat forms part of a popular modern development, offering an exceptional level of space, style and convenience in a sought-after residential location. Designed for contemporary living, the property enjoys a bright and airy ambience throughout, with well-planned accommodation ideally suited to first-time buyers, professionals or those seeking an easily maintained home on one level.

A welcoming hallway with a large utility cupboard sets the tone for the quality within. The spacious living/dining room is a standout feature, flooded with natural light from an attractive box window with Juliette balcony, creating a wonderful setting for everyday relaxation and entertaining. A separate contemporary kitchen provides further appeal, fitted with sleek units and excellent worktop space

There are three generous double bedrooms, all beautifully presented. The principal bedroom benefits from integrated wardrobes and a stylish en-suite bathroom, while a second double also features built-in storage. A modern family bathroom completes the accommodation.

The property further benefits from gas central heating and double glazing, ensuring year-round comfort. Externally, the development is well maintained, with landscaped communal grounds, allocated parking and a secure entry system.

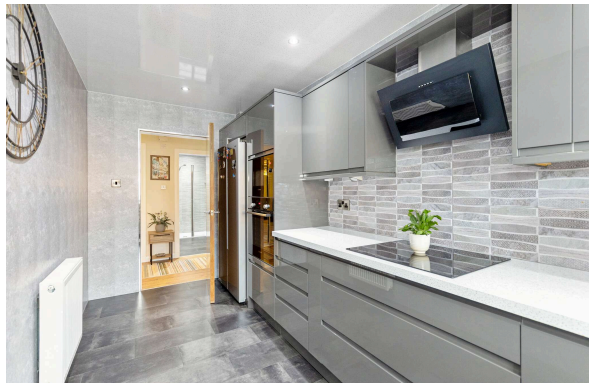
Offering an impressive combination of size, modern finishes and a superb ground-floor position, this outstanding flat is ideally placed for a range of local amenities, transport links and green spaces, making it an excellent opportunity not to be missed.

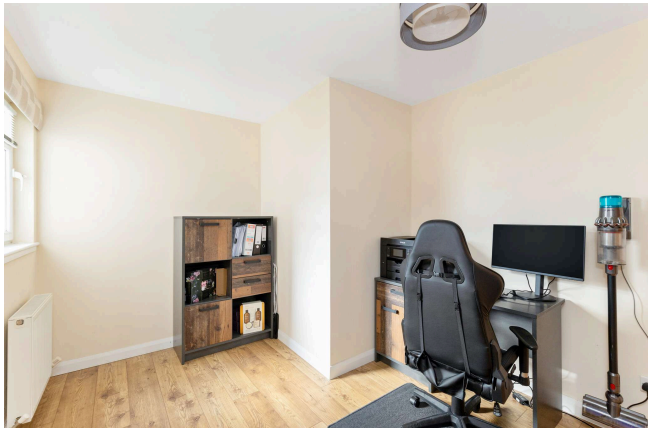
- Welcoming hallway with good sized utility cupboard
- Spacious living/dining room with box window and Juliette balcony
- Contemporary separate kitchen
- Three generous double bedrooms
- Principal bedroom with modern en-suite and integrated wardrobes
- Modern family bathroom
- Gas central heating and double glazing
- Allocated parking and secure entry system

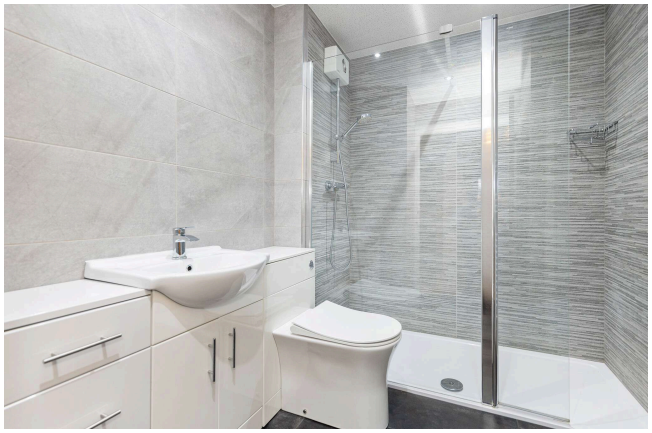
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

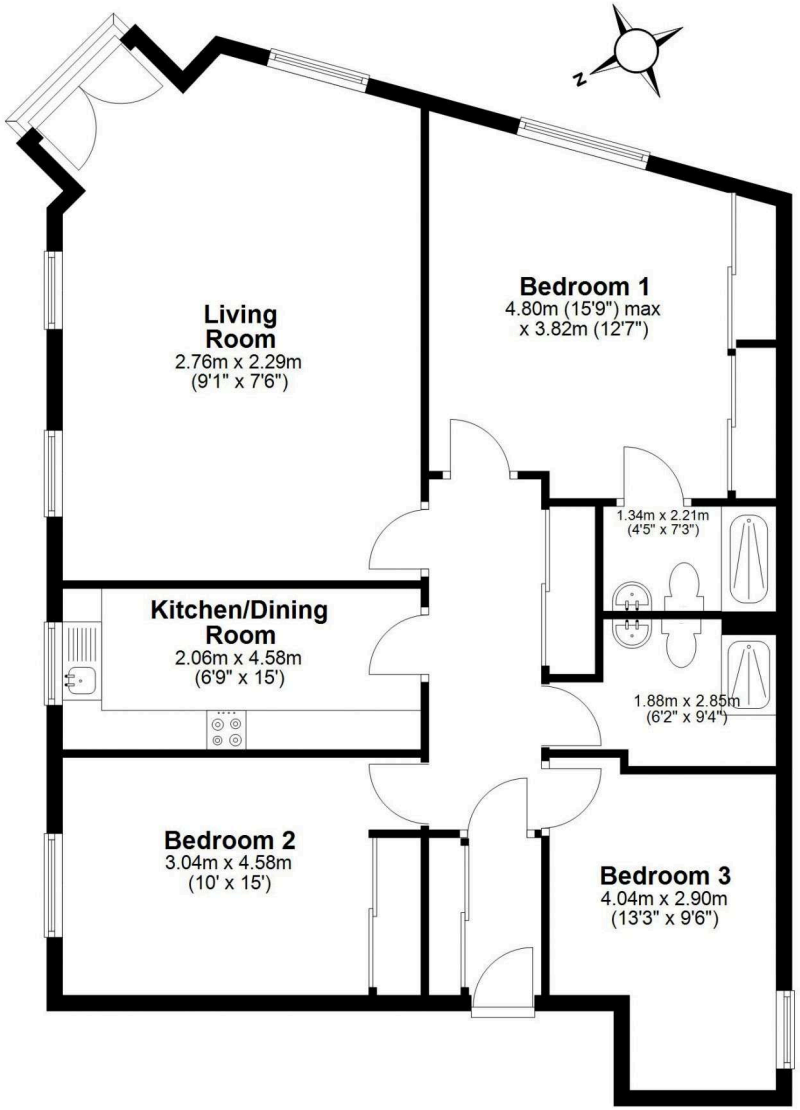
Included: EPC: CT: Factoring:

Kirkcaldy is a large, bustling town pleasantly situated on the shores of the Forth Estuary, close to a choice of sandy beaches and coastal walks. It has a thriving town centre providing an excellent choice of amenities to its residents, including the Mercat Shopping Centre. Fife Central Retail Park is home to a large Sainsbury superstore, Next, Boots and electrical and home improvement stores. Superb recreational opportunities include a variety of sporting facilities, a museum, the Adam Smith theatre and cinema and the green expanses and boating lake within Beveridge Park. The property is conveniently placed for access to the local hospital and Fife College. Good road and motorway links allow speedy access to other areas within Fife and beyond, the Forth Road Bridge being within easy reach. Kirkcaldy has its own railway station for commuters.









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.