

# 37 Meldrum Court

DUNFERMLINE, FIFE, KY11 4XR



*LOVELY TWO BEDROOM END TERRACE  
PROPERTY IN A POPULAR LOCATION*



01383 660 570



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





37 Meldrum Court is a beautifully presented two-bedroom end-terrace property, set in a popular residential location.

This home is truly walk-in condition, with the entrance leading through the front door into a welcoming inner hallway, providing access to all ground-floor rooms. At the rear, a spacious lounge-dining area offers flexible furniture layouts, while the well-equipped kitchen-dining space features ample floor and wall units, integrated appliances, and access to the enclosed rear garden. A handy double WC is also located on this floor.

## The Property







Upstairs, you'll find two large bedrooms, with the master boasting a built-in triple wardrobe. The modern, fully tiled family bathroom is sleek and stylish.

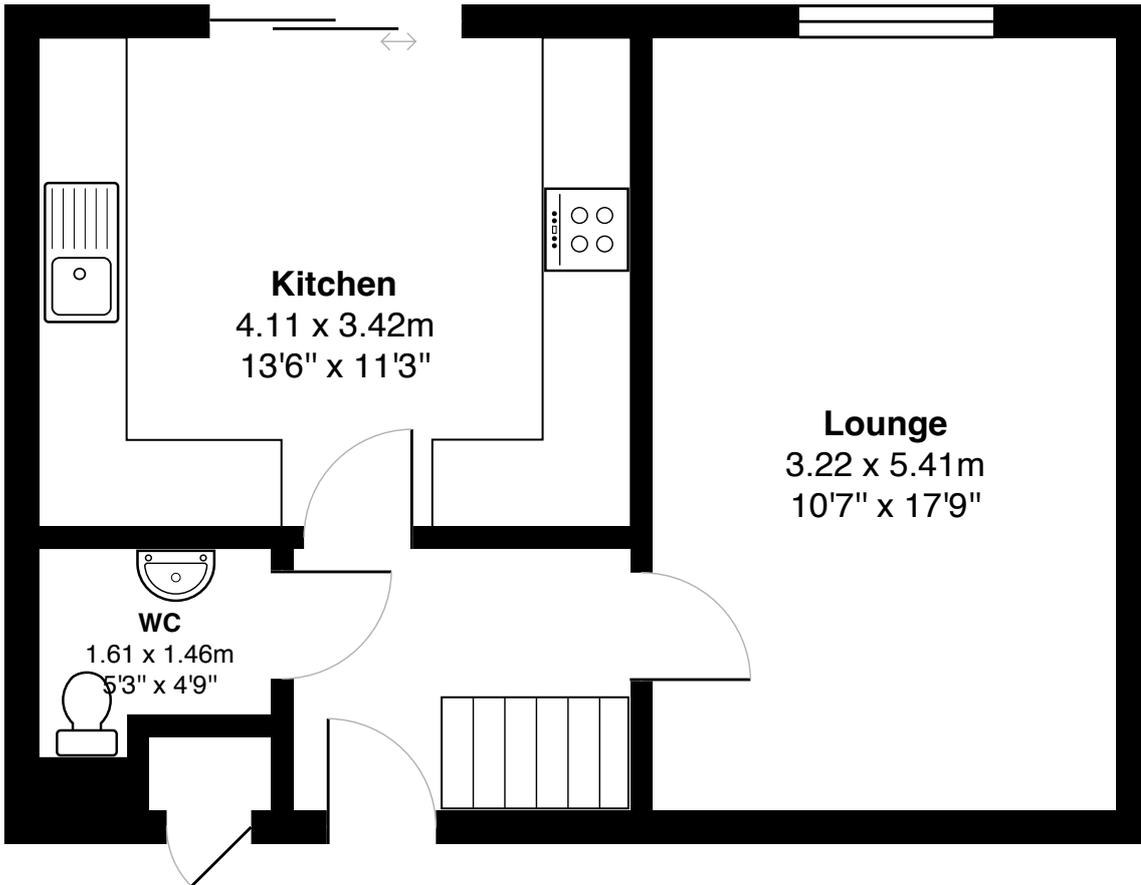
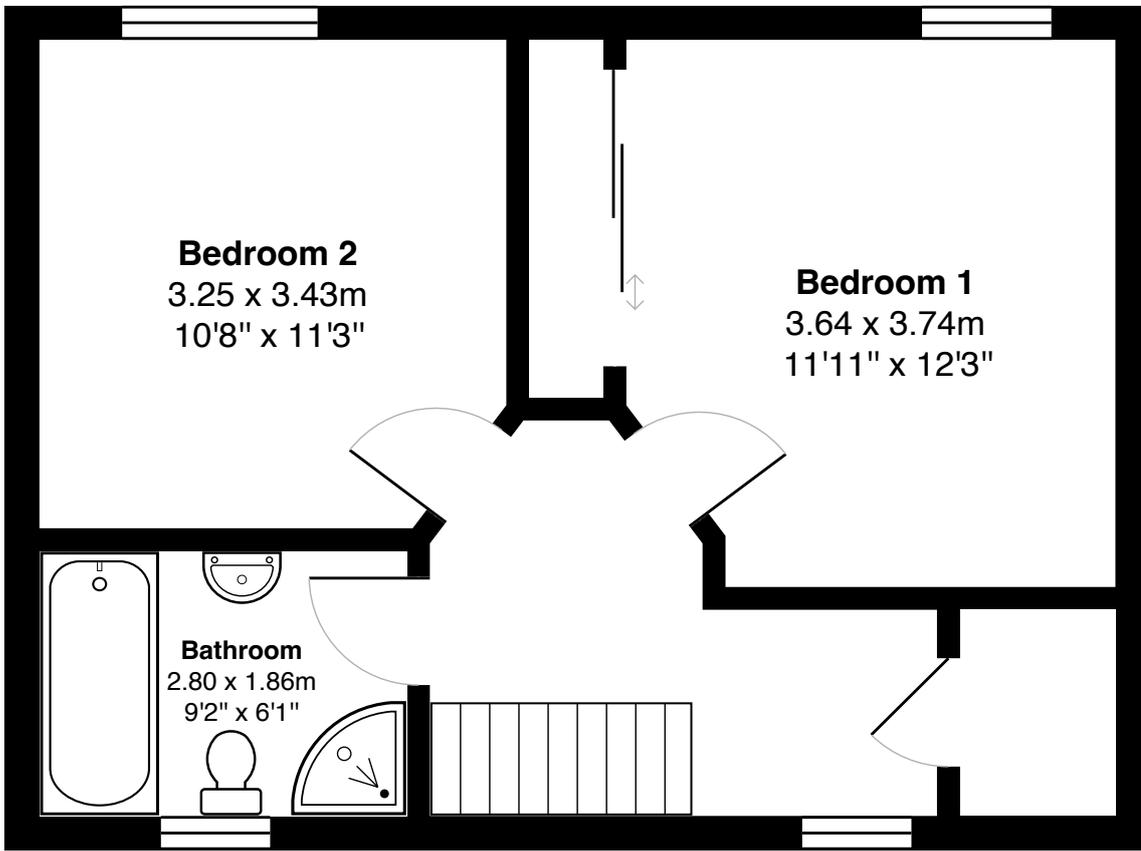




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C



Further benefits include large storage cupboards and a large driveway for off-street parking. This is a must-see home, ideal for first-time buyers or young professionals.



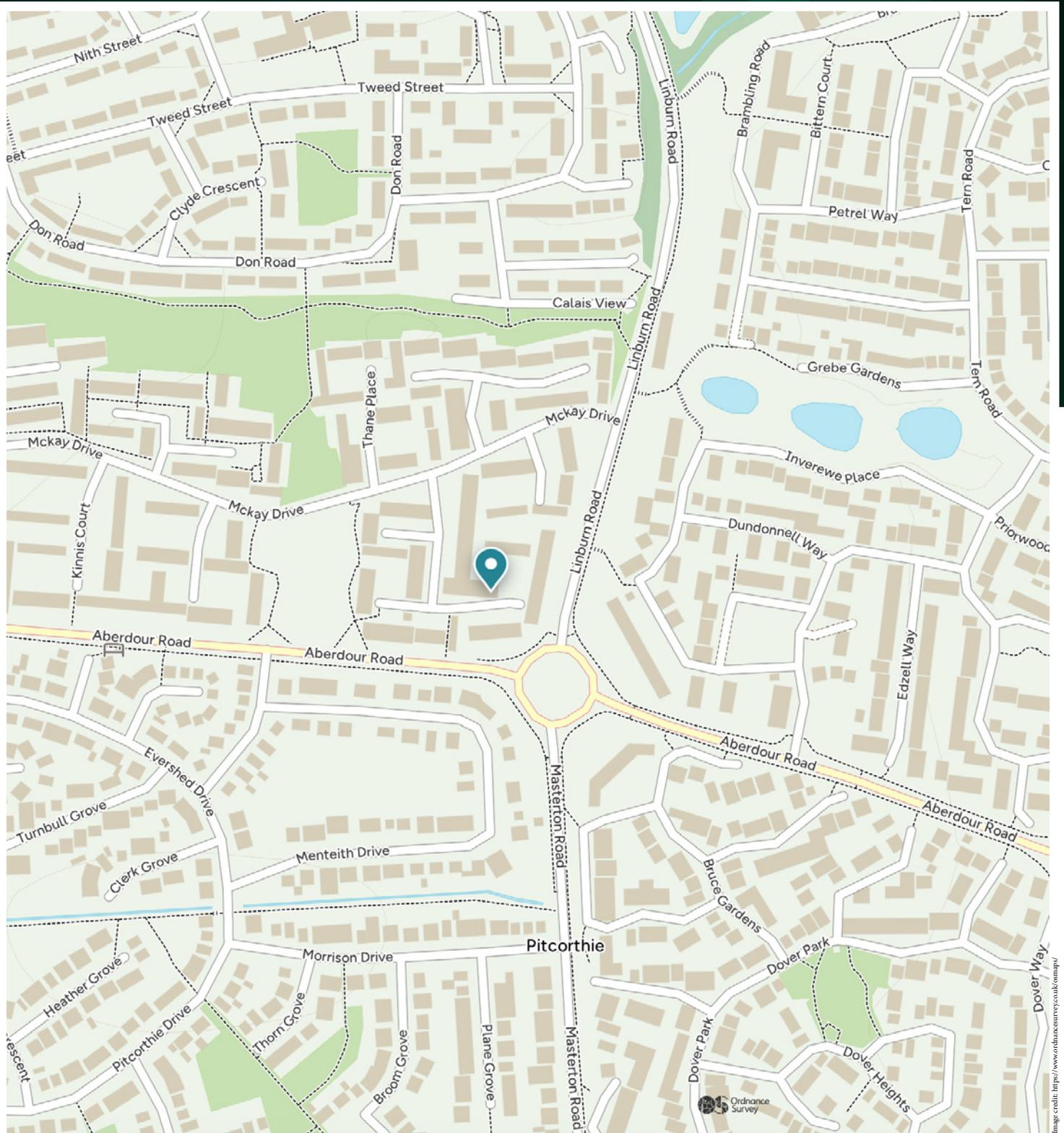


Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

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 direct links to Edinburgh, Perth & Dundee.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**JAY STEIN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.